

CITY OF PLYMOUTH
PLANNING COMMISSION – REGULAR MEETING
WEDNESDAY, OCTOBER 12, 2016
7:00 P.M.
AGENDA

Mission: The Planning Commission considers the development and current and future land use within the City of Plymouth so as to preserve the health, safety and welfare of our residents and business owners. We are an unpaid volunteer body of City residents appointed by the City Commission. We act as an advisory body considering land use, zoning and planned developments making recommendations for the City Commission to vote upon to become policy.

Meeting called to order at _____ P.M.

1. PLEDGE OF ALLEGIANCE

ROLL CALL

Jennifer Frey	Jim Frisbie	Jennifer Kehoe
Charles Myslinski	Joseph Philips	Scott Silvers
Karen Sisolak	Jim Mulhern	

2. CITIZEN COMMENTS

3. APPROVAL OF MINUTES

Regular Meeting – September 14, 2016

4. APPROVAL OF AGENDA

5. PUBLIC HEARINGS

Opened Public Hearing at pm

1. Article II, 78-21, Definitions,
2. Article V, 78-53, Single-Family Dwelling Unit Standards
3. Article IV, 78-43, Single-Family Dwelling Unit Standards
4. Article XVII, 78-191, Notes to Schedule

Closed Public Hearing at pm

6. NEW BUSINESS:

None

7. OLD BUSINESS:

1. Street Trees/Tree Ordinance Discussion

8. COMMISSIONER COMMENTS:

9. REPORTS AND CORRESPONDENCE:
Master Plan Review Update

10. 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.

**PLANNING COMMISSION NOTICE
CITY OF PLYMOUTH, MICHIGAN
CITY HALL, 201 S. MAIN
WEDNESDAY, OCTOBER 12, 2016
7:00 PM
(734) 453-1234**

PUBLIC HEARING FOR ZONING ORDINANCE AMENDMENTS OF:

1. Article II, 78-21, Definitions,
2. Article V, 78-53, Single-Family Dwelling Unit Standards
3. Article IV, 78-43, Single-Family Dwelling Unit Standards
4. Article XVII, 78-191, Notes to Schedule

All interested persons are invited to attend.

In accordance with the Americans with disabilities Act, the City of Plymouth will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting/hearing, to individuals with disabilities. Requests for auxiliary aids or services may be made by writing or calling the following:

Maureen Brodie, ADA Coordinator
201 S. Main Street
Plymouth, Michigan 48170
(734)453-1234, Ext. 206



CITY OF PLYMOUTH

201 S. Main

Plymouth, MI 48170

www.ci.plymouth.mi.us

PLANNING COMMISSION - REGULAR MEETING MINUTES

Wednesday, September 14, 2016

The regular meeting was called to order at 7:00 P.M. by Vice Chairperson Frey.

1. ROLL CALL

MEMBERS PRESENT: Jim Frisbie, Jennifer Kehoe; left @ 9:13p.m., Charles Myslinski, Joseph Philips, Schewe, Karen Sisolak and Jennifer Frey

MEMBERS ABSENT: Scott Silvers and Jim Mulhern

OTHERS PRESENT: John Buzuvis, Community Development Director
Sally Elmiger, City of Plymouth Planner
Joe Valenti, City Commissioner

2. CITIZEN COMMENTS:

Ed Krol, 1108 Beech spoke about Section 78-190 within the Zoning Ordinance. Mr. Krol asked about the section referring to the 7200 sq foot required lot minimum and Mr. Buzuvis, Community Development Director (CDD) explained that this portion was for newly created lots and has a footnote stating that.

Dave Rucinski, 1392 Maple, asked about the changes proposed for Kellogg Park and if the Planning Commission would be involved in these changes. Comm. Frey stated a meeting was held back in February or March and Mr. Buzuvis also explained the designs are being finalized and a meeting with the chair and vice chairs of each board will attend before the info goes forward to the Historic District for their approval and then an informational presentation will be shown to the Planning Commission, but no approvals will be needed from the Planning Commissioners.

Joe Valenti, 1350 Woodland Place, asked if the tree canopy discussion was on last month's Agenda and Mr. Buzuvis, CDD, responded it was tabled due to the meeting running late and explained that the Ordinance is currently being drafted internally by City Staff. Mr. Valenti spoke about possibly establishing a moratorium on the removal of trees, until the new tree canopy Ordinance is in place. Comm. Frey explained that moratoriums or policies would come from the City Commissioners and would not impact trees located on private property. Comm. Frey also stated the PC is supportive of tree planting replacements but needed regulations to require the replacement and maintenance of street trees. Mr. Buzuvis added that the new Ordinance will be focused on tying into the storm water management mitigation aspect for health, safety and welfare. Comm. Myslinski spoke about new residential development not being allowed to remove established street trees. Mr. Buzuvis explained if trees (that are located in the public right of way) need to be taken down the Department of Municipal Services (DMS) handles it, and are picky on which trees come down. Comm. Frisbie explained that currently there are no regulations for street trees.

Lee Jasinski, 1380 Maple, spoke about Northville's successful tree Ordinance and would like the City of Plymouth to also have one.

Marie Everitt, 1240 Fairground, asked about last month's meeting minutes and Comm. Frey explained that they were done based upon notes taken and that meeting minutes were a snap shot and not verbatim of what was said during the meeting.

3. APPROVAL OF MINUTES

A motion was made by Comm. Myslinski supported by Comm. Frisbie, to approve the meeting minutes from the August 24, 2016, as presented.

MOTION CARRIED UNANIMOUSLY.

4. APPROVAL OF AGENDA:

A motion was made by Comm. Myslinski supported by Comm. Philips, to add the discussion of tree canopy onto Old Business, Number 2, and if the meeting exceeds 9:00pm, Comm. Philips will Chair the remainder of the meeting, as amended.

MOTION CARRIED UNANIMOUSLY.

5. PUBLIC HEARINGS:

None.

6. NEW BUSINESS:

None.

7. OLD BUSINESS:

1. REVISED SITE PLAN REVIEW

SP16-04 O'Reilly Auto Parts
 874 W. Ann Arbor Road
 Zoned: ARC- Ann Arbor Road Corridor
 Applicant: Remy Jonna

Sally Elmiger, Planner, explained the applicant is proposing to remove (three sections) approximately 6,900 square feet of the existing 13,900 square-foot building, leaving one commercial unit equaling 6,864 square feet. The property has two existing vehicular access points from Ann Arbor Road, which will be retained and in addition, the Rite Aid Pharmacy (to the east) has an access easement on the subject site that accommodates the pharmacy's drive-through lane.

Ms. Elmiger stated with the information provided, the proposed retail use is a permitted use in the Ann Arbor Road Corridor (ARC) District. The most significant comment in her review was the inconsistency of the "corporate design" of the front façade with the Ann Arbor Road Corridor standards. Ms. Elmiger recommended that any approval granted by the Planning Commission should be conditioned upon changes to the façade design and materials that better reflect the Ann Arbor Corridor building design standards. Ms. Elmiger explained the outstanding items that will need to be addressed, these items include:

- A. 1. Obtain MDOT permission to locate screening trees in the Ann Arbor Road right-of-way.
2. Confirm irrigation is proposed in landscaped area in MDOT right-of-way.
- B. 1. Lower mounting height of proposed parking lot fixtures to 20 feet on the site plan.
2. Minimize light levels shown on the photometric plan along property boundaries to one (1) foot candle or less.
3. Additional information regarding ability to shield proposed light fixtures.
4. Information provided about decorative wrought-iron light fixtures proposed by applicant.
- C. Ensure consistency of dumpster screen materials with AARC standards.
- D. Provide sign information.
- E. Modify proposed front facade design and materials to meet the Ann Arbor Road District requirements.

Leo Gonzalez, CRS Commercial, made a presentation and explained the north, west and east side of the building will be painted, and three new windows will be added to the west side of the building. Mr. Gonzalez understands that anything located on the AARC will need to have a brick front façade and stated the entire front will be brick. Mr. Gonzalez explained the only portion of the existing building that will remain is the portion with the barrel roof, the rest will be removed, the lights in the parking lot will be shielded and lowered to twenty feet and two wrought iron lighting fixtures will be added onto the side of the columns.

Laith Jonna, developer, explained the changes and renovations planned. Mr. Jonna explained the panel brick will match the brick color of the Rite Aide building, installed over the block walls of the front façade and an "EIFS" product will fasten to the block wall and be of a limestone color for the crown molding columns. Mr. Jonna stated that limestone sills will be added under the new three west windows and will use the same transition from EIFS to the brick.

The Planning Commissioners had discussion regarding the following subjects:

Comm. Myslinski asked about the façade and limestone columns and asked for the brick detail to go from ground to soffit above the barrel roof line on the east and west sides.

Comm. Frey asked about the ground level application of EIFS and it was suggested to use block or a base at the bottom. Comm. Frey asked about the barrel roof and Mr. Gonzalez answered it would be black in color. Comm. Frey would like to see a color package for the building.

Comm. Philips suggested adding to the base a mesh to make it more durable, due to the EIFS product possibly getting damaged near the base and Mr. Gonzalez stated he will put brick along the bottom base three feet up.

Comm. Frisbie asked about the west elevation, and Mr. Gonzalez explained the cinder block will be stripped down, then tuck-pointed flush and all three sides painted.

Sally Elmiger suggested assigning a sub-committee to administratively review any new revisions made.

Comm. Frey asked about the screening of the Mechanical equipment and Mr. Jonna responded they planned to build a painted block corral with wooden gates on the NW corner of the building, similar to a dumpster corral and Comm. Frey requested that it be included on the site plan. Comm. Frey stated that if MDOT does not allow any trees within their right-of-way she would like them all moved to the other side within the greenbelt area, and if MDOT approves the trees, move one of the oak trees out due to overcrowding, so they will thrive.

Comm. Frey would like a natural barrier of street trees or a boxwood hedge row planted instead of all the bumper blocks along the east & south edge of the bio-swale, and perhaps consulting a landscape architect.

Comm. Frisbie asked about the signage and Ms. Elmiger stated that the signage would be reviewed during the permit process by the City building inspector. Comm. Frisbie also asked about the type of materials for the dumpster surround and Ms. Elmiger answered that it would be a concrete wall with a brick looking design.

Comm. Philips suggested that the light located between the vertical columns above the front door be more decorative than the parking lights and all lighting should be shielded and directed towards the site, away from adjacent properties.

Mr. Gonzalez suggested as an alternative to the parking blocks, constructing a curb with an occasional gap (not interfere with the water flow) and Comm. Frey suggested a type of fence detail if Wayne County does not allow any hedges or landscaping along the bio-swale area.

A motion was made by Comm. Philips, supported by Comm. Myslinski to approve SP16-04, 874 W. Ann Arbor Road, Site Plan, with the following conditions to be administratively reviewed by Comm. Myslinski, John Buzuvis & Comm. Frey:

- 1. Provide the Paint Color**
- 2. Property line demarcation with landscaping**
- 3. Provide the type of Light Sconces**
- 4. Light source, not visible**
- 5. No EIFS within three inches of the grade.**
- 6. Provide the Brick, Stone, Paint color package for the building**
- 7. Mechanical screening shown on plans w/concrete brick pattern**
- 8. Place the trees in right-of-way unless Wayne Co. states, otherwise, as discussed.**

YES FRISBIE, KEHOE, MYSLINSKI, PHILIPS, SISOLAK AND FREY

NO NONE.

MOTION CARRIED UNANIMOUSLY.

2. Tree Canopy Discussion

Sally Elmiger, Planner, explained she maintains and/or administers the tree Ordinance in the City of Northville and it does cover every tree in the City, public or private property. If someone wants to remove a public tree or private they need to apply for a permit, this tree gets an inspection for the diameter at breast height (*dbh*) along with the condition of the tree, on private property a permit is needed only if it is a landmarked tree. The landmark is determined by the species with an appropriate size, greater than 18 inches *dbh*. Otherwise the landowner can take down the tree even if it is in great shape, however if in great shape, they do have to replant (*mitigate*) on site based upon the size. If they cannot replant onsite they will have to make a contribution to the Cities- Natural Environment Fund. If it is a dangerous tree the City will work with them. When a builder/developer takes down trees he is required to mitigate every tree that is six inches or greater and if the tree(s) absolutely cannot be replanted, then up to six bushes may be able to take it's place. Ms. Elmiger explained this Ordinance can be administratively very burdensome.

There was discussion on trees, street trees replacement, the mitigation process and having a tree survey done City wide.

John Buzuvis, CDD, explained that the tree ordinance is currently being drafted internally.

Public Comments:

Marie Everitt, 1240 Fairground, commented that she would like to see grates put around the street trees to prevent the sidewalks lifting and when choosing the species of tree, to be reviewed for their proper placement; so that the area to be planted would match the requirement of the specific tree proposed.

Ed Krol, 1108 Beech, was in favor of the tree ordinance changes proposed tonight, he would like the ordinance changes fast forwarded into changes made. Mr. Krol stated that we are in an established City where the trees are part of the established environment; trees are part of the street canopy and shade the homes from the summer heat.

Lee Jasinski, 1380 Maple, thanked the board for their diligence with the tree ordinance and if additional help is needed with the enforcement Mr. Jasinski suggested his or citizens assistance, if needed.

Ricardo Long, 751 Sunset, commented he would like to also thank the board for all their efforts with the new tree Ordinance.

3. Potential Residential Ordinance Amendment Discussion:
Continuation of Lot Envelope Discussion

Comm. Myslinski, summarized his points from last month's meeting and explained the lot width analysis was color coded to determine the actual percentage of lots that were 45, 50, and 60 feet within the City. Due to the current ordinance only allowing front facing garages on a sixty foot lot, and also to show how many times it would impact lot coverage & rear yard setback issues vs. the buildable envelope.

The current Ordinance is based upon a flat percentage of lot size with little regard to any lot also having a building envelope, so if a lot is less than 60 feet it only allows a rear garage which increases one side setback line to 9 nine feet to accompany the driveway with the other side being six feet. (*This would decrease the buildable lot size on a 50 or 45 foot lot by 16 feet*). Also the current Ordinance allows a 25-foot front yard setback with a 35-foot rear yard setback, and are both subtracted from the lot depth, which creates the building envelope.

When doing the math on the percentage of lot coverage vs. the building envelope, Comm. Myslinski was surprised to find, for an example: on a 50 by 120 foot lot: The 25% lot coverage is 1500 square feet, 30% lot coverage is 1800 square feet, and 35 % lot coverage is 2100 square feet, then when calculating the building envelope with the setbacks it would be 2,040 square feet. With the building envelope and percentage of lot coverage being so close, Comm. Myslinski felt that this may not be the right path to continue down.

Comm. Myslinski then realized that it was not the percent coverage but the massing that seemed to be the problem. Comm. Myslinski explained that if a resident wanted to build on a 50 x 120 foot lot with 35% lot coverage and using a ranch home that was 2100 square feet, it would be welcomed by the Community, but by adding the second floor with the higher roof, it doubles this square footage to 4200 square feet.

Comm. Myslinski explained to reduce the mass, there is another equally easy math equation to bring the massing into scale and suggested possibly using a 1.5 multiplier. For example, using the 35% lot coverage for a single story construction the home will be 2100 sq foot, but for any construction beyond the single story, use the 1.5 % which would become a 3150 square foot home, thereby reducing what could be a 4200 square foot home.

Ms. Elmiger explained that the lot coverage is what actually goes on the ground and can not be compared to the volume calculation. The home will remain with 35% lot coverage, but with a reduction of the second floor. Ms. Elmiger explained similarly how the floor/area ratio works where by adding up all square footage of each floor divided by the square footage of the property or this could also be determined by using the floor/area ratio calculations of the surrounding homes within 300 feet; which brings in the existing character of the neighborhood.

There was discussion regarding using the 1.5 multiplier to control the size of the home, this change will still have larger homes within the City but they would be built on larger lots.

Comm. Myslinski also suggested, if the property owner builds a new home with a detached garage that the 35% lot coverage would be allowed for just the home, but with the condition of using the 1.5 times multiplier, as an incentive. This would increase green space, air movement, sight lines from adjacent properties, etc.

There was discussion and some board members would like to see some results on designs of what the lots would ultimately look like along with the resulting math calculations with varying multipliers such as 1.4 and 1.6 also with and without the inclusion of garages, to see visually if this would be something the board would want.

There was also discussion regarding the builder and/or owner who wants the full two story colonial will be the ones not happy with this change. Possible loopholes were also discussed.

There was discussion on using a sliding scale with a larger lot the square footage for the home would diminish with new home construction. Ms. Elmiger stated that many communities have a sliding scale for two sets of codes (remodeling vs. new homes and/or lot coverage vs. multipliers on different sized lots) for use with an existing community. It was suggested to use one number and not a sliding scale.

Vice Chair Frey left the meeting and Comm. Philips took over as Chair for the remainder of the meeting.

Public Comments:

Marie Everitt, 1240 Fairground, felt the neighbors will not be respectful and Ms. Everitt was in favor of the changes but spoke of a loophole where homes are being torn down with the foundation left, calling it an addition where it should be labeled as a new home, not an addition.

Ed Krol, 1108 Beech, was in favor of the proposed 1.5 multiplier, he felt it will address the issues fairly, he would like this Ordinance implemented as soon as possible.

Ricardo Long, 751 Sunset, was in favor of the proposed Ordinance change with the 1.5 multiplier and sliding scale.

John Buzuvis, CDD, explained per building code with new construction, if any portion of a home remains such as the foundation or a wall it is considered an addition or a remodel, and this is usually done to expedite the construction schedule or for tax reasons.

4. Location of Garages for Incentive Porches Discussion

John Buzuvis, CDD, explained at the previous Planning Commission meeting that one of the residents in the audience asked about the incentive portion for the existing detached garages. The resident asked what portion or where does the existing garage have to be placed to qualify for this front porch incentive? The existing garage does conform with the current Ordinance and a portion of the detached garage is in the rear yard.

Ms Elmiger stated the Ordinance reads new construction of the garage will be located either in the rear of the new building, attached or located in the rear third of the lot, detached. It was decided for the Community Development Department to make an administrative determination.

8. COMMISSIONER COMMENTS:

There were no comments from any of the commissioners

9. REPORTS AND CORRESPONDENCE:

Master Plan Review Update:

Comm. Kehoe explained the survey for the Master Plan has been completed. The statistical survey analysis of 157 pages of comments, is currently being worked on internally by the City and Ms. Elmiger is working on the qualitative portion of the analysis.

Mr. Buzuvis gave a recap of the Saxton property subcommittee meeting. The sub-committee meeting for the Saxton property was last Friday. The subcommittee members consisted of Oliver Wolcott, DDA Chair, Jim Mulhern PC Chair, Michael Devine ZBA Chair, Colleen Polin HD Chair, Jason Smith, DDA Planner, Ms. Elmiger, City Planner & City Mayor Dan Dwyer

The meeting was held to outline a process to evaluate the three proposals submitted, for the next step of the consideration process for a recommendation to the DDA board. The proposals were to provide a public/private development with a minimum of 150 parking places, in perpetuity to the city, along with other proposed amenities.

Jason Smith, DDA Commissioner along with Ms. Elmiger, City Planner, were chosen to establish a recommended interview process for the DDA board to use. The discussion will continue with the next proposed meeting

10. MOTION TO ADJOURN

A motion was made by Comm. Frisbie and supported by Comm. Myslinski to adjourn.

Meeting adjourned at 9:40 PM.

Respectfully Submitted, Marleta S. Barr, CDD, Office Manager



CARLISLE

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MEMORANDUM

TO: City of Plymouth Planning Commission
FROM: Sally M. Elmiger
DATE: October 7, 2016
RE: Residential Floor Area Ratio

The Planning Commission has scheduled a public hearing for October 12, 2016 to consider adding a floor area ratio (FAR) requirement for single-family residential dwellings in the R-1 Single-Family Residential District. This zoning technique is intended to regulate the bulk of a building in relationship to the size of the lot.

We have collected examples of how other communities apply FAR to residential dwellings, and have attached a table comparing the various approaches. The examples are from the City of Douglas, Grosse Ile Township, and Royal Oak, Michigan; and Palo Alto, California. Each shows a slightly different way of addressing residential building mass. We have also provided ordinance language or descriptions of these technique from each community.

Lastly, we have drafted sample ordinance language, using the Zoning Ordinance's existing language and modifying it based upon the comments made at this week's workshop meeting. City staff is also providing some analysis of the FARs of new construction in the City to assist in evaluating the proposed language and FAR requirement.

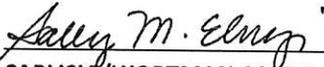
In discussing this technique, we would suggest that the Planning Commission consider the following questions:

1. What should the FAR ratio be? FARs between .40 and .50 were discussed at the workshop, and are included in the various examples provided.
2. Should garages (attached and/or detached) be included in the FAR?
3. What other spaces should be included/excluded from FAR? Examples include basements, attics, and porches.

New language is shown in "red" colored text, and deleted language struck-through.

Residential Floor Area Ratio
October 7, 2016

I look forward to discussing this with you further.


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

cc: John Buzuvis

Example Communities – Single Family Residential Floor Area Ratio

October 7, 2016

	Definitions	Single Family Residential Lot Area	Floor Area Ratio	Lot Coverage
<p>City of Douglas, MI (See attached "R-2 Residential District" description)</p>	<p>Floor Area Ratio: The total floor area of all buildings or structures on a lot divided by the net area of said lot</p> <p>Gross Floor Area: The sum of all gross horizontal areas of all floors of a building or buildings, measured from the outside dimensions of the outside face of the outside wall. Unenclosed and uncovered porches, court yards, or patios shall not be considered as part of the gross area.</p>	7,920 s.f.	0.40	35%
<p>Grosse Ile Township, MI (See attached description)</p>	<p>Floor Area Ratio: [Note: Ordinance provides a calculation vs. definition.]</p> <p>Floor Area, Useable Residential: The sum of the horizontal areas of each floor used for human occupancy as measured from the exterior faces of the exterior walls or from the center line of common walls separating two buildings. "Useable residential floor area" shall not include basements, cellars, unenclosed porches or attics not used for human occupancy, or any accessory floor space used for the vehicle parking or heating or ventilating equipment.</p>	6,000 s.f.	0.25 + not exceed 150% of the average FAR of other surrounding single-family dwellings	35%
<p>City of Royal Oak, MI (See attached description)</p>	<p>Floor Area: The sum of the gross horizontal areas of the several floors of the building measured from the exterior faces of the exterior walls or from the center line of walls separating two buildings.</p> <p>In the case of residential uses, "usable floor area" is defined as the sum of the gross horizontal areas of each story, floor or level of a building measured from the exterior faces of the exterior walls without deduction for interior walls, closets, stairways, openings to lower floors, mechanical or utility rooms, or shafts at any level, excluding areas of unfinished attics, breezeways, basements, and unenclosed porches and areas within the building utilized for the required off-street parking spaces</p>	6,000 s.f.	Maximum Floor Area = 3,500 s.f.	35% lots less than 6,000 s.f.; 30% lots 6,000 s.f. or more
<p>City of Palo Alto, CA</p>	<p>Gross Floor Area: Sum of all floors in a main structure measured to the outside of the exterior stud walls. Includes stairwells at all floors and all areas that are greater than 50% enclosed and covered. Covered parking and all accessory buildings which are greater than 120 square feet are included.</p>	All lot sizes	.45 x first 5,000 s.f. + .35 x over 5,000 s.f.	35%

CITY OF PLYMOUTH

ORDINANCE NO. 2015-02 _____

AN ORDINANCE TO AMEND CHAPTER 78, THE CITY OF PLYMOUTH ZONING ORDINANCE IN THE CODE OF ORDINANCES OF THE CITY OF PLYMOUTH FOR THE PURPOSE OF REGULATING RESIDENTIAL FLOOR AREA RATIO.

Section 1 Modify Section 78-21**Section 78-21. - Definitions.**

Floor area ratio (FAR) means the ratio of the floor area of a building to its lot area. For example: when a floor area ratio of 0.5 is specified, the floor area of the building constructed on a lot of 10,000 square feet in area is limited to a maximum of 5,000 square feet (or 10,000 x 0.5 or 5,000). The purpose of this ratio is to control the bulk of buildings ~~and encourage the development of open space or plazas about structures in the intensely developed portions of the city~~based on the size of the lot. FAR for residential buildings is calculated using "residential floor area," as defined in this ordinance.

Floor area, residential, means ~~for the purposes of computing the minimum allowable floor area in a residential dwelling unit,~~ the sum of the horizontal areas of each story of the building measured from the exterior faces of the exterior walls or from the centerline of walls separating two dwellings. The floor area measurement shall include the first story, and any area having more than seven feet six inches of headroom of any upper story that is connected by a fixed stairway and which may be made usable for human habitation, but is exclusive of areas of basements, unfinished attics not used for human occupancy,~~attached garages,~~ breezeways, and ~~enclosed and~~ unenclosed porches.

Section 2 Modify Section 78-190

Section 78-190. – Limiting height, bulk, density and area by zoning district.

The following table indicates the height, bulk, density and area limitations by zoning district.

Zoning District	Minimum Size Lot Per Dwelling Unit		Maximum Height of Structures		Minimum Yard Setback (Per Lot in Feet)				Minimum Floor Area Per Unit (sq. ft.)	Maximum % Lot Area Covered By All Buildings	Maximum Floor Area Ratio
	Area in sq. ft.	Width	In stories	In feet	Sides						
					Front	Least one	Total of two	Rear			
R-1 One-Family Residential	7,200	60	2	25 (b)	25 (m,o)	6 (a)	12	35	950	35 (v)	.40
RT-1 Two-Family Residential	3,500	30	2	25 (b)	25 (m,o)	10 (a)	20	35	780	30 (v)	—
RM-1 Multi-Family Residential	(c, l)	—	2	25 (b)	25 (d)	10 (d)	20 (d)	35 (d)	—	—	—
RM-2 Multi-Family Residential	(c, l)	—	4	—	25 (d)	10 (d, e)	20 (d, e)	35 (d)	—	—	—
O-1 Office	—	—	2	30	20 (o)	(f)	(f)	20 (g, j)	—	—	—
O-2 Office	15,000	75	3	45	50 (o)	(f)	(f)	20 (g, j)	—	—	—
B-1 Local Business	—	—	2	25	10	(f)	(f)	35 (g, j)	—	—	—
B-2 Central Business	—	—	3	40 (n)	—	(f)	(j)	(j)	—	—	—
B-3 General Business	—	—	2	30	—	(f)	(f)	10 (g, j)	—	—	—
ARC Ann Arbor Road Corridor	-	-	2	30 (p)	10 (q)	10 (r, s, t)	20 (s)	20	—	—	—
ARC Ann Arbor Road Corridor [78-161(c)(24)] (applicable to Plymouth Township)	—	—	—	35	50	20 (y)	40	20	—	—	—
MU—Mixed Use	3,500 (c, l)	30	2	25 (b)	15 (o)	10 (f)	20 (f)	35 (g, j)	—	35	.40 (w)
I-1 Light Industry	—	—	—	45	25 (h)	10 (i, k)	20 (i, k)	10 (i, k)	—	—	—
I-2 Heavy Industry	—	—	—	60	50 (h)	20 (i, k)	40 (i, k)	20 (i, k)	—	—	—

(w) Floor area ratio (FAR) shall be applied to residential units only in a Mixed Use project.

Section 3 Rights and Duties

Rights and Duties which have matured, penalties which have incurred, proceedings which have begun and prosecution for violations of law occurring before the effective date of this ordinance are not affected or abated by this ordinance.

Section 4 Validity

Should any section, clause or paragraph of this ordinance be declared by a Court of competent jurisdiction to be invalid, the same will not affect the validity of the ordinance as a whole or part therefore, other than the part declared invalid.

Section 5 Ordinances Repealed

All other ordinances inconsistent with the provisions of this ordinance are to the extent of such inconsistencies hereby repealed.

Section 6 Effective Date

This ordinance shall become effective one day after publication.

Introduced x-xx-2016
Enacted: (Date)
Published: (Date)
Effective: (Date)

Floor Area Ratio Calculations

Address	Lot Width (From Assessing)	Lot Depth (From Assessing)	Total Lot Area	All structures at 30" on first floor only*	Lot Coverage	(Footprint) First Floor House Only	Total House Only	Calculated FAR	Allowed FAR .4	Allowed FAR .5
628 Herald	60	124	7440	2158	29.0%	1276	2392	0.322	2976	3720
764 N Holbrook	41.25	131.97	5444	1519	27.9%	1124	2156	0.396	2178	2722
950 Sutherland	49.7	108	5368	1754	32.7%	1133	2328	0.434	2147	2684
1065 Linden	75	83	6225	1892	30.4%	1349	3077	0.494	2490	3113
1105 Carol	62.5	108	6750	2130.5	31.6%	1484	3182	0.471	2700	3375
358 Adams	50	132	6600	2026	30.7%	1450	2827	0.428	2640	3300
671 S. Harvey	100	82.15	8215	2521	30.7%	2028	3902	0.475	3286	4108
302 Maple	50**	118**	5978	1761.6	29.5%	1255	1506	0.252	2391	2989
580 Jener	45	124	5580	1661.2	29.8%	1198	2812	0.504	2232	2790
334 N. Evergreen	57.73**	132**	7858	2370	30.2%	1432	2845	0.362	3143	3929
1345 Park Place	150	169	25350	5373	21.2%	4395	5604	0.221	10140	12675
1317 Park Place	100	169	16900	5602	33.1%	3396	2333	0.138	6760	8450

FAR = Floor Area Ratio

*Those that contribute towards lot coverage calculation

**Estimated, diagonal lot

maintenance, the planting and harvesting of crops, and other operations and processes pertaining to farming.

FARM MARKET. A permanent commercial building or structure primarily engaged in the sale of seasonal agricultural produce (seed, fruits, vegetables), nursery stock, and garden or pet supplies. Goods are primarily produced off-site and trucked into the establishment for retail sale. A farm market is not a roadside stand.

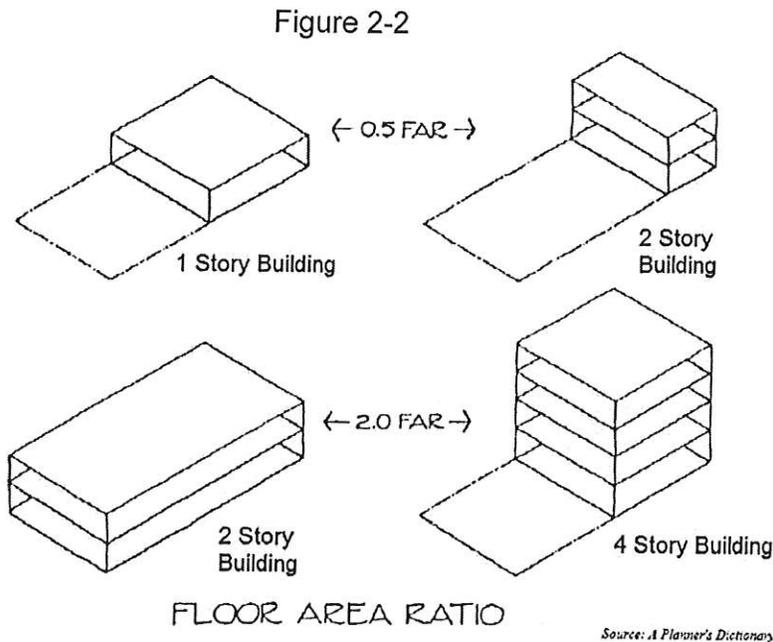
FENCE. An accessory structure commonly used as a barrier to limit property ingress or egress, screen from objectionable vista, noise, lights, and/or for decorative use.

FILLING. The depositing or dumping of any matter into or onto the ground.

FLOOD HAZARD AREA OR FLOODPLAIN. That area subject to flooding, on the average of at least once in every hundred years as established by the Federal Emergency Management Agency.

FLOOR AREA, GROSS. The sum of all gross horizontal areas of all floors of a building or buildings, measured from the outside dimensions of the outside face of the outside wall. Unenclosed and uncovered porches, court yards, or patios shall not be considered as part of the gross area.

FLOOR AREA RATIO: The total floor area of all buildings or structures on a lot divided by the net area of said lot. (See Figure 2-2)



Section 3.12 Schedule of Regulations

DISTRICT	MINIMUM LOT DIMENSIONS		MAXIMUM LOT COVERAGE (%) of lot area ^(a)	MINIMUM YARD REQUIREMENTS (FEET)			FLOOR AREA RATIO	MAXIMUM HEIGHT Feet (Principal Bldg)	MINIMUM FLOOR AREA (Square feet)
	Area (sq. ft.)	Width (feet)		Front ^(b)	Side	Rear/ Waterfront			
R-1	12,000 w/ sewer 15,000 w/o sewer	100	35%	35 ^(b)	7', one side 18' total	25 ^(c)	0.4	28 ^(d)	1,200 ^(e)
R-2	7,920 w/ sewer 15,000 w/o sewer	75	35%	35 ^(b)	7' one side 18' total	25 ^(c)	0.4	28 ^(d)	1,000 ^(a)
R-3									
1 Family	7,920	66	35%	20 ^(b)	7', one side 15' total	25 ^(c)	0.4	28 ^(d)	1,000 ^(a)
2 Family	15,000	100	35%						(a) (f) (g)
R-4									
One Family	7,920	66	35%		7', one side 15' total				1,000 ^(a)
Two Family	10,000	80	35%	25 ^(b)	7', one side 15' total	25 ^(c)	0.4	28 ^{(d) (h)}	(a) (f)
Multi-Family	20,000 ^(k)	100	35%		10', one side				(a) (f) (g)
R-5									
One Family	7,920	66	35%	35 ^(b)	7', one side 15' total	35	NA		1,000 ^(e)
Two Family	15,000	80	35%	35 ^(b)	7', one side 15' total	35			(a) (f)
Multi-Family	20,000 ^(h)	100	35%	25 ^(b)	10', one side	35			(a) (f) (g)
R-6									
	See Section 9.03	See Section 9.03	60%	See Section 9.03	See Section 9.03	See Section 9.03		28 ^(d)	1,000 ^(a)

**ARTICLE 5:
R-2 RESIDENTIAL DISTRICT**

Section 5.01 Intent

It is the intent of the R-2 Residential District to protect existing low density residential neighborhoods within the City. These neighborhoods currently consist of historic homes nearing one hundred years in age as well as much newer homes, less than 30 years in age. The essential character and architectural style of these neighborhoods shall be maintained, and new residential development in these areas shall be consistent with the current character. Safe pedestrian pathways and low vehicle speeds will be of high priority, fostering convenient access to natural features and neighboring commercial and/or recreational activities.

The R-2 Residential District is intended to implement the planned Low Density Residential and Planned Residential areas presented in the Tri-Community Comprehensive Plan.

Section 5.02 District Summary

A. Permitted Uses

- ◆ Accessory Use, when accessory to permitted use
- ◆ Conservation areas public or private including, wetlands, sand dunes, and similar uses
- ◆ Dwelling, One Family
- ◆ Essential Public Services
- ◆ Child Family Day Care Home
- ◆ Home Occupation, Minor (see 16.04)
- ◆ Neighborhood Parks
- ◆ Outdoor Public Recreation

B. Special Land Uses

- ◆ Bed & Breakfast, subject to Section 26.05
- ◆ Buildings associated w/ Public Facilities, subject to Section 26.29
- ◆ Cemeteries/Mausoleum, subject to Section 26.07
- ◆ Golf Courses/ Country Clubs, subject to Section 26.15
- ◆ Home Occupation, Major, subject to Section 26.17
- ◆ Place of Public Assembly, small, subject to Section 26.26
- ◆ Schools subject to Section 26.31

C. Site and Building Placement Standards

Minimum Lot Area:	w/ public sewer	7,920
(square feet)	w/o public sewer	15,000
Minimum Lot Frontage:		75 ft.
Maximum Lot Coverage:		35%
Minimum Setbacks:		
	Front:	35 ft
	Side:	7ft min./18 ft. total
	Rear:	25 ft.
Minimum Floor Area:		1,000 (square feet)
Maximum Principal Building Height:		28 ft.
Floor Area Ratio		0.4
(See Schedule of Regulations)		

Grosse Ile Township, Michigan

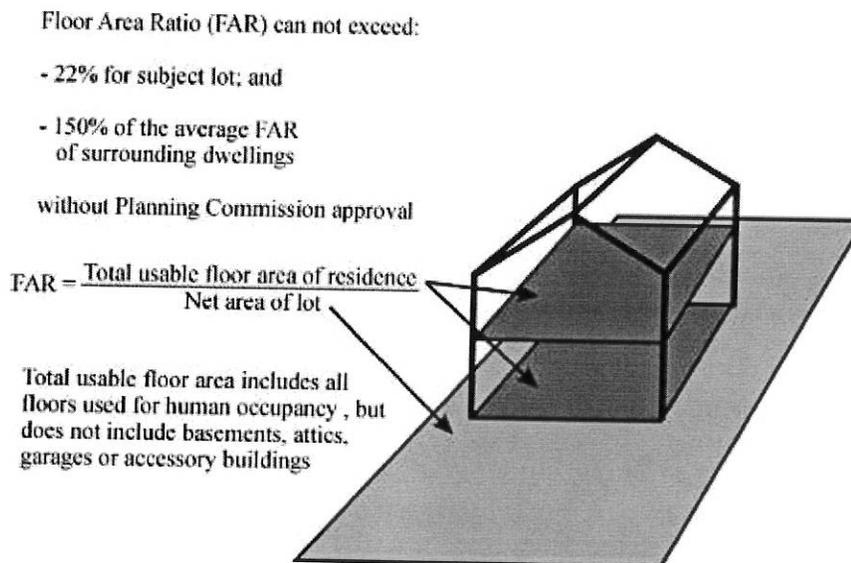
Floor Area, Usable Residential: The sum of the horizontal areas of each floor used for human occupancy as measured from the exterior faces of the exterior walls or from the center line of common walls separating two buildings. "Usable residential floor area" shall not include basements, cellars, unenclosed porches or attics not used for human occupancy, or any accessory floor space used for the vehicle parking or heating or ventilating equipment.

Article 3 – Single Family Residential Districts

285-3.4 Required Conditions

The floor area ratio and percent lot coverage ratio of any proposed single-family dwelling unit shall not exceed the following limits unless approved by the Planning Commission.

- (a) The floor area ratio (FAR) of any proposed single-family dwelling shall not exceed 22% except in the R-1-C and R-1-F Zoning Districts where the FAR shall not exceed 25%. In addition, the FAR of the proposed dwelling shall not exceed 150% of the average FAR of other surrounding single-family dwellings as described in Subsection E(8)(c) below. The FAR shall be calculated as the ratio of the usable floor area of the principal building to the net area of the lot, not including basements, garages and detached accessory structures.



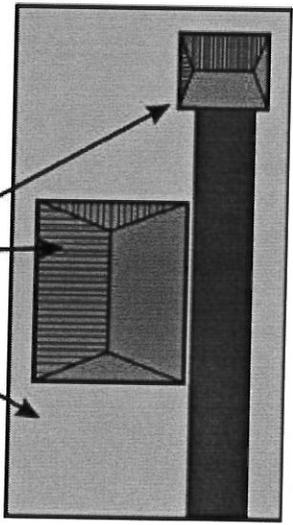
(b) The lot coverage ratio (LCR) of any proposed single-family dwelling, including attached and detached accessory structures, shall not exceed 20%, except in the R-1-F Zoning District where the LCR shall not exceed 25% and the R-1-C Zoning District where the LCR shall not exceed 35%. In addition, the LCR of the proposed dwelling shall not exceed 150% of the average LCR of other surrounding single-family dwellings as described in Subsection E(8)(c) below. The LCR shall be calculated as the ratio of the ground area covered by the principal building and all accessory structures to the net lot area.

Lot Coverage Ratio (LCR) can not exceed:

- 20% for subject lot; and
 - 150% of the average LCR of surrounding dwellings
- without Planning Commission approval

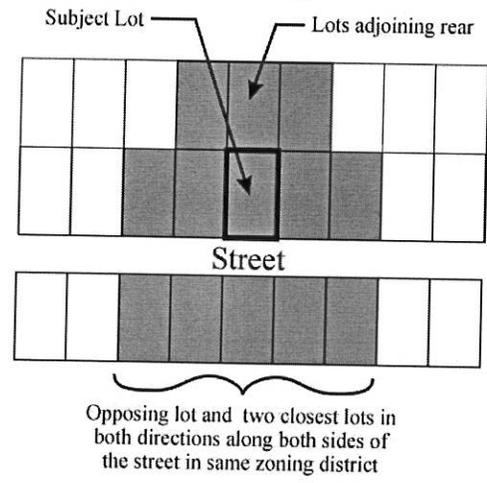
$$LCR = \frac{\text{Total ground area of all structures}}{\text{Net area of lot}}$$

Lot coverage shall include all buildings and other above ground structures including the principal building and accessory structures



(c) The average FAR and LCR of other surrounding single-family dwellings shall be calculated as the opposing lot, two closest lots in each direction along both sides of the street that the subject lot fronts and all lots abutting the rear and side lot lines of the subject lot, except under the following conditions:

The floor area ratio and percent lot coverage ratio of any proposed single-family dwelling unit shall not exceed 150% of the average of surrounding dwellings without Planning Commission approval.



- [1] Only lots in the same zoning district as the subject lot shall be included.
 - [2] Where there are not existing dwellings on all sides of the proposed dwelling, then the 10 closest dwellings, as determined by the Zoning Administrator, shall be utilized.
 - [3] Where there are individual lots in the surrounding area that are significantly dissimilar from the other lots utilized in calculating the average FAR or LCR for surrounding dwellings by virtue of significantly larger lot area or smaller building size, the Zoning Administrator may eliminate up to two such dissimilar lots in the average FAR and LCR calculation and substitute the next two closest similar lots. "Significantly dissimilar" shall mean a lot that is at least 100% larger than the subject lot or a lot that has a fifty-percent greater or smaller FAR or LCR than the other lots used in the calculation.
 - [4] Where a lot is located at the boundary of a subdivision that is adjacent to a separate subdivision with significantly dissimilar lots, the Zoning Administrator may utilize the 10 closest lots within the same subdivision as the subject lot for the average FAR and LCR calculations.
 - [5] Where the average of other surrounding dwellings would limit the floor area of a proposed dwelling to less than 2,500 square feet, a dwelling of up to 2,500 square feet with up to 900 square feet of total detached, and attached accessory building floor area shall be permitted without Planning Commission approval.
- (d) The Planning Commission may grant approval to allow dwellings larger than the limits in Subsection E(8)(a) and (b) above based upon the following, provided that such increase shall not be greater than an additional 5% (i.e., increased from 20% to 25%).
- [1] A sketch plan, including building footprint with building size, setback dimensions and lot coverage calculations, elevations for all sides of the building and details on building materials shall be provided for Planning Commission approval. The Planning Commission may also require that the applicant provide additional information to demonstrate that the requested construction meets the standards of this section. Such information may include a photographic inventory of nearby homes, cross sections or plan views that illustrate the relationship to adjacent homes or a report by an architect.
 - [2] Notice of the Planning Commission hearing to consider the sketch plan shall be provided to the surrounding dwellings described in Subsection E(8)(c) above.
 - [3] The Planning Commission shall utilize the following standards in review and approval of dwellings larger than the limits in Subsection E(8)(a) and (b) above:

 - [a] The proposed building appearance shall be similar and compatible with the general character of the area and reflect a continuity of design with surrounding buildings by maintaining the architectural styles, details, building materials, roof pitch, building massing, height, garage orientation and design themes of surrounding dwelling units.

- [b] The proposed building shall be in accordance with the area and bulk regulations of § 285-3.5; however, if dimensional variances are requested, they shall be considered the minimum number and amount deemed reasonable by the Planning Commission and the ZBA.
- [c] The building massing, height and orientation shall not unreasonably impact adjacent property privacy, views and access to light.
- [4] For a new subdivision or site condominium, the Planning Commission may set the maximum lot coverage and floor area ratio that will be applicable to all dwellings to be constructed in such development. Items required under Subsection E(8)(d)[1] above shall be submitted for typical model floor plans with the final preliminary plat and reviewed by the Planning Commission based upon the standards of Subsection E(8)(d)[2] above.

285-3.5 Area and Bulk Regulations

Any structure or use of the land in a single-family residential district shall be subject to the area and bulk regulations of the following Table 3.5 [subject to Subsection B(1) through (11)].

Table 3.5 Area and Bulk Regulations For Single-Family Residential Districts

Editor's Note: Notes to this table are included as Subsection B.

Requirement	R-1-A ⁽²⁾	R-1-B ⁽²⁾	R-1-C ⁽²⁾	R-1-D ⁽²⁾	R-1-E ⁽²⁾	R-1-F ^{(2),(11)}
Minimum lot area per dwelling unit ⁽¹⁾ (square feet)	30,000	16,000	6,500	20,000	30,000	10,000
Minimum lot width (feet)	80	80	40	100	125	40
On corner lots	100	100	75	100	125	40
Minimum setbacks (feet)						
Front yard ⁽³⁾⁽⁴⁾	40 ⁽⁵⁾	40	30	40	40	50
Side yard	6 ⁽⁶⁾	6 ⁽⁶⁾	5	12	12	5 ⁽⁷⁾
Combination of both side yards	18	18	10	28	28	10 ⁽⁷⁾
Rear yard ⁽¹⁰⁾	40	40	30	40	40	30
For accessory buildings	6 ⁽⁸⁾	6 ⁽⁸⁾	6 ⁽⁸⁾	12 ⁽⁸⁾	12 ⁽⁸⁾	3 ⁽⁷⁾
Natural feature ⁽⁹⁾	25	25	25	25	25	25
Minimum usable floor area per dwelling unit (square feet)	1,500	1,200	1,000	1,800	1,800	1,800
Maximum height (feet)	35	30	30	30	30	30

City of Royal Oak

770-8 Definitions

FLOOR AREA

The sum of the gross horizontal areas of the several floors of the building measured from the exterior faces of the exterior walls or from the center line of walls separating two buildings.

[Amended 5-20-2013 by Ord. No. 2013-08]

- A. In the case of residential uses, "usable floor area" is defined as the sum of the gross horizontal areas of each story, floor or level of a building measured from the exterior faces of the exterior walls without deduction for interior walls, closets, stairways, openings to lower floors, mechanical or utility rooms, or shafts at any level, excluding areas of unfinished attics, breezeways, basements, and unenclosed porches and areas within the building utilized for the required off-street parking spaces

770-34 One Family Residential

Area and bulk regulations.

The following minimum requirements shall apply to all permitted and special land uses unless a more restrictive requirement is provided for in this chapter:

- (1) Lot size. No lot shall be less than 6,000 square feet in area, unless otherwise modified by § 770-21B, Application of area, width and frontage regulations.
- (8) Lot coverage. On lots less than 6,000 square feet, the lot coverage of all buildings shall not exceed 35% of the site, provided that in no instance shall the total ground floor area of all buildings exceed 1,800 square feet. On lots equal to or larger than 6,000 square feet, the lot coverage of all buildings shall not exceed 30% of the site.
[Amended 5-20-2013 by Ord. No. 2013-08]
- (9) Maximum floor area. No single-family residential structure shall exceed 3,500 square feet of usable floor area.
[Amended 4-21-2014 by Ord. No. 2014-04]

Lot coverage & floor area

These terms are used to describe the amount of development on a lot.

Lot coverage describes how much of the lot is covered by structures but doesn't evaluate the mass of those structures.

Gross floor area describes the mass of the structures by reflecting the cumulative square footage of all visible levels.

Code sections
Page 4-5
18.12.040 (a) Table 2
18.12.040 (b) Table 3
18.04.030 (a) (86)

Lot coverage

Maximum allowable

Allowable lot coverage is expressed by a ratio—35% of the lot size.

Example calculation:

For a 7,000 sf lot, the allowable lot coverage would be:

$$0.35 \times 7,000 \text{ sf} = 2,450 \text{ sf}$$

Lot coverage includes:

- footprints of all structures including main residence, covered parking, tool sheds, covered pool equipment units, etc.
- projecting elements such as balconies, stairways, porches, patio covers, etc.
- decking that exceeds 30" above grade.
- for roof overhangs or eaves that exceed 4', the portion that is beyond 4'.
- swimming pools and spas that exceed 30" above grade.

Lot coverage excludes:

- roof overhangs up to 4'.
- uncovered structures less than 30" above grade.

An additional 5% coverage is permitted for covered patios, canopies and roof overhangs beyond 4 feet.

Note: To qualify as a structure that is less than 30 inches above grade, a porch or deck may only have open railings above 30 inches—no solid half walls.

Gross Floor area

Maximum allowable

Allowable gross floor area is expressed by a ratio—the sum of 45% of the first 5,000 sf of lot area plus 30% of any portion of lot area in excess of 5,000 sf.

Example calculation:

For a 7,000 sf lot, the allowable gross floor area would be:

$$0.45 \times 5,000 \text{ sf} = 2,250 \text{ sf}$$

$$0.30 \times 2,000 \text{ sf} = 600 \text{ sf}$$

$$\text{Total} = 2,850 \text{ sf}$$

Gross floor area includes:

- the sum of all the floors in a main structure measured to the outside of the exterior stud walls.
- stairwells at all floors and all areas that are greater than 50% enclosed and covered.
- covered parking and all accessory buildings which are greater than 120 square feet.
- spaces that meet the criteria for second and third floor equivalents.

Note: The main house may not exceed 6,000 sf, regardless of the size of the lot.

What counts as floor area summary

Architectural feature	Counts?	Illustration
Porches & entry features		
• Unenclosed porches	No	Fig 5 on pp. 8-10
• Enclosed porches	Once	Fig 5 on pp. 8-10
• Entry feature $\leq 12'$ in height	No	Figs 6-8 on pp. 11-13
• Entry feature $> 12'$ in height	Twice (footprint)	Figs 6-8 on pp. 11-13
• 1st floor recessed porches $< 10'$ in depth and open on exterior side	No	Fig 9 on p. 14
• 2nd floor roofed or enclosed porches, arcades, balconies, porticos, breezeways	Once	Fig 10 on p. 15
Attics & equivalencies		
• Attic space where floor to under side of roof rafter distance is $< 5'$	No	Fig 11 on p. 16
• All 2nd floor space (including attics) where head height or distance from top of floor to bottom of rafter is $\geq 5'$	Once	Fig 11 on p. 16
• 2nd floor equivalent: areas where height from top of first floor to top of roof material is $> 17'$	Twice	Fig 12 on p. 17
• 3rd floor equivalent: areas where height from top of first floor to top of roof material is $> 26'$	Three times	Fig 12 on p. 17
o Exemption: 3rd floor equivalent, where roof pitch is $\geq 4:12$	200 sf exempt	
o Exemption: Unusable attic space for Category 1 & 2 historic homes	500 sf exempt	
Basements		
• Basements that comply with patio & lightwell requirements of 18.12.070	No	Figs 35, 36, 39, 40 on pp. 39-43
• Basements of Category 1 & 2 historic homes or contributing structures in a historic district (even if $> 3'$)	No	
Other		
• Bay windows (if $\geq 18"$ above interior flr, does not project $> 2'$, and $> 50\%$ windows)	No	Fig 13 on p. 18
• Architectural appendages like fireplace or buttress footprint	Once	Fig 14 on p. 19
Accessory structures		
• Accessory structures > 120 sf	Once	
• Garages and carports	Once	
• Porte cocheres	No	

Plymouth Street Tree Incentive Program

Quiet neighborhood streets, lined with trees, offering up a green canopy that provides shelter for not only birds and squirrels, but for people walking about. Think of the neighborhoods you remember from your travels around the country and the world, and often, it's a canopy of trees setting the stage for a memory. Trees offer shelter, security and beauty, and are always mentioned when people consider what makes a good neighborhood great. This is why, street trees are important.

Plymouth currently has a street tree program. The city offers residents between 9-12 different species (suitable for local climate, soil conditions and pest resistance) that residents can purchase. Not only are the trees very affordable, the City will install the trees in the easement median strip between the sidewalk and street curb, of any plymouth resident.

I have taken advantage of the City's street tree program, and bought two trees - a Serviceberry and a yellow wood tree. Even though the city does not warranty the trees, they did replace my serviceberry, since it was damaged either during the installation or prior. The trees have been growing very nicely, and I have the ONLY street trees on my side of Sutherland street. An important fact to consider is that the City will remove a street tree, but it will NOT replace a street tree, or even attempt to save an ailing tree by having an arborist treat the tree. It's a perilous position to be in, if one wants to see the stock of street trees remain strong. While the City does do a nice job of managing the street trees in the Downtown Business District, that involvement vanishes outside of that small area.

Drive about Plymouth and notice how many of the easements do not have street trees, and I believe you will be surprised.

Plymouth certainly is proud of the abundance of trees within the community, and has been a continuous member of the Arbor Society's City of Trees for almost a decade. However, as many of you know, Plymouth's street trees are in trouble. With many new homes being built, often the lots are clear cut of all existing trees, leaving treeless lots throughout the City. Often these lots do not have existing street trees, which leaves pronounced voids in the city wide treescape.

Plymouth also does not have a tree ordinance, and City Commission has no interest in pursuing one, for various reasons. But, something must be done to bolster the stock of City street trees, to mitigate the voids in the City's treescape. By losing street trees, the City loses a critical streetscape feature that makes for a beautiful and memorable community. While the City cannot tell a property owner what they can do on their property, the City does have a say in where street trees can go - the small strip of easement between the sidewalk and street. Which is why I am proposing a program to incentivize street trees throughout the neighborhoods outside the Downtown Business District.

A street tree incentive may take the form of a fee that is attached to all new build permits, or remodeling permits (over 25% s.f.?) that would go into a Street Tree Fund (STF). The STF would be used to by the City to strategically plant street trees in neighborhood areas that have no street trees, or badly need them. If a homeowner is adamant about not having a street tree planted in front of their new home or remodel, they can opt out, by paying an '*opt out fee*'. Either way, the City is ensured that the Street Tree Fund (STF) will be supported and the street tree stock throughout the City can be increased.

While the nuts and bolts of a Street Tree Fund (STF) would certainly need to be discussed, I believe it's something the Planning Commission should pursue.

-- Scott Silvers
Planning Commission