



CITY OF PLYMOUTH
201 S. Main
Plymouth, MI 48170
www.ci.plymouth.mi.us
PLANNING COMMISSION - REGULAR MEETING MINUTES
Wednesday, January 11, 2017

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

1. ROLL CALL

MEMBERS PRESENT: Shannon Adams, Jim Frisbie, Jennifer Kehoe, Scott Silvers, Karen Sisolak, Jennifer Frey and Jim Mulhern

MEMBERS ABSENT: Charles Myslinski and Joseph Philips

OTHERS PRESENT: John Buzuvis, Community Development Director (CDD)
Sally Elmiger, City of Plymouth Planner

2. CITIZEN COMMENTS:

Ellen Elliott, 404 Irvin, thanked and expressed appreciation for all the board members with their planning and hard work in adopting the .4 FAR Ordinance and keeping Plymouth the great City that it is.

Lee Jacinski, 1380 Maple, discussed "Tree City" (Tree City is a nationwide movement that provides the framework necessary for communities to manage and expand their public trees) Mr. Jacinski has spoken with a MSU tree arborist regarding the type and mixture of species appropriate with Plymouth along with possibly using talented citizens' to create an economic benefit to the community and ultimately creating an ordinance that would provide tree lined streets. Mr. Jacinski felt Northville's tree ordinance was the best that he has seen so far. Mr. Jacinski would like the growth of trees promoted.

There was discussion regarding the proposed tree policy and the City Commission tree sub-committee members addressing the tree canopy. Comm. Sisolak presented an article on developing successful tree ordinances, to the board.

3. APPROVAL OF MINUTES

A motion was made by Comm. Frisbie, supported by Comm. Silvers, to approve the meeting minutes from the December 14, 2016, as presented.

MOTION CARRIED UNANIMOUSLY.

4. APPROVAL OF AGENDA:

A motion was made by Comm. Frisbie, supported by Comm. Frey, to approve the agenda, as presented.

MOTION CARRIED UNANIMOUSLY.

5. WELCOME NEW COMMISSION MEMBER

Chair Mulhern welcomed new Planning Commissioner Shannon Adams to the board.

6. ELECTION OF OFFICERS:

ELECTION OF CHAIRPERSON

John Buzuvis asked for nominations for Chairperson

Comm. Frisbie nominated Comm. Mulhern as Chairperson, supported by Comm. Sisolak.

John Buzuvis asked for any other nominations. There being no other nominations, the nominations were closed and there was a unanimous vote of approval for Comm. Mulhern as Chairperson.

ROLL CALL VOTE:

YES ADAMS, FREY, FRISBIE, KEHOE, SILVERS, SISOLAK AND MULHERN

NO NONE.

MOTION CARRIED UNANIMOUSLY.

MULHERN RE-ELECTED.

ELECTION OF VICE-CHAIRPERSON

Chairperson Mulhern asked for nominations for Vice-Chairperson

Comm. Frisbie nominated Comm. Frey as Vice-Chairperson, supported by Comm. Silvers.

Chairperson Mulhern asked for any other nominations. There being no other nominations the nominations were closed and there was a unanimous vote of approval for Comm. Frey as Vice-Chairperson.

ROLL CALL VOTE:

YES ADAMS, FREY, FRISBIE, KEHOE, SILVERS, SISOLAK AND MULHERN

NO NONE.

MOTION CARRIED UNANIMOUSLY.

FREY RE-ELECTED.

7. PUBLIC HEARINGS:

PUBLIC HEARING FOR REZONING:

RZ 17-01 Rezoning from Planned Unit Development (PUD)
to Ann Arbor Road Corridor (ARC)

110 W. Ann Arbor Road

Zoned: PUD, Planned Unit Development

Applicant: Plymouth Town Center, Frank Jarbou, Managing Member

Sally Elmiger, Planner, went over her review, she stated the applicant is requesting that the subject site be re-zoned from PUD, Planned Unit Development to ARC, Ann Arbor Road Corridor District. The property is vacant, but was previously used as Plymouth Motorsports. Ms Elmiger said this parcel was originally rezoned to PUD in 1991, and the PUD agreement was amended in 2006 to accommodate the motor sports use. In 2006, the ARC district standards were then applied to the property. Ms. Elmiger stated the property is 1.95 acres in size, with an existing building on site and the existing parking lot has 109 parking spaces.

Ms. Elmiger explained the Master Plan calls for General Commercial on this parcel, which is consistent with the Ann Arbor Road Corridor (ARC) zoning district and therefore, the Master Plan supports the re-zoning to the ARC zoning district. Ms. Elmiger said in addition, the uses permitted under the ARC zoning district would coordinate with adjacent commercial uses and lastly, the location at the intersection of two streets (one being a five-lane road) will allow for adequate vehicular access to the proposed multi-tenant retail building.

Chair Mulhern explained a possible conflict of interest, and asked if the board would like him to abstain. There was no motion from the board, and Chair Mulhern remained.

Frank Jarbou, Managed development representing the owner, B2 Investments LLC, gave a presentation and explained a standalone bank with a retail center and possibly a restaurant is proposed for the site.

Opened Public Hearing at 7:25 PM.

Sandy Hansen, 116 N. Holbrook, asked what is the main development and Mr. Jarbou answered that it would be the bank.

Closed Public Hearing at 7:28 PM.

The Planning Commissioners had discussion regarding the following subjects:

Comm. Kehoe, asked Ms. Elmiger why the site was originally rezoned and Ms Elmiger commented that it was developed in 1991 and she felt they wanted to adhere to the Ordinance without any appeals from the ZBA. Comm. Kehoe also asked the applicant if the bank would have the typical drive thru and Mr. Jarbou responded yes, the bank would have and possibly the restaurant would also, depending on the type of restaurant.

Comm. Sisolak, asked the applicant if they intend to resell the property and Mr. Jarbou responded No they were not, they will buy the property and redevelop it.

Comm. Frey suggested if any driveways were added that they would be consolidated.

Chair Mulhern asked what the PUD incentive was and Mr. Buzuvis responded that back when the PUD was approved the wall and fencing was what was installed at that time.

There was discussion regarding the site plan development of the property.

A Motion was made by Comm. Frisbie and supported by Comm. Kehoe to approve the rezoning of: RZ17-01 110 W. Ann Arbor Road from Planned Unit Development (PUD) to Ann Arbor Road Corridor(ARC), recommending to the City Commission.

YES ADAMS, FREY, FRISBIE, KEHOE, SILVERS, AND SISOLAK.

NO MULHERN.

MOTION PASSES.

8. NEW BUSINESS:

1. Planning Commission 2016 Goal Setting

The current 2016 Goals are:

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.

Chair Mulhern went over the current goals (listed above):

1. Keep number one as it is still being worked on.
2. To revise number two as it also is still under review.
3. Remove number three as this has been accomplished and adopted.
4. Number four revised wording to: Complete and Update Lighting Ordinances.
5. Remove number five as it is an understood goal.

Planning Commissioners Comments:

Comm. Frisbie discussed all the residential and other Ordinance changes that have taken place and suggested that the Planning Commissioners sit back to see how these changes will perform.

Comm. Frey would like to receive a list of new permits for the Floor Area Ratios, to monitor how it is working.

Comm. Kehoe suggested as a goal to include a professionally developed multimodal transportation plan mapped out, with connections to Hines Park and schools, so that when the Capital Improvements come up it can be implemented.

Comm. Frey suggested contracting a traffic engineer to create a master road or transportation plan based upon data with standard cross sections that would delineate the types of road widths along with bike paths and street trees. Comm. Silvers suggested to reduce the cost using a student from a local University and Comm. Adams was concerned with safety due to cars not always stopping for sidewalk pedestrians let alone bicycles on pathways.

There was discussion and Chair Mulhern suggested looking into this to see what may or may not be possible.

Comm. Kehoe suggested that number three on the 2017 goals should be:

To work collaboratively with the City Commission, DDA, along with professional planners & engineers to devise a multimodal transportation plan for the City.

2017 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. To work collaboratively with neighbors and City Commission toward a sustainable City Tree Canopy plan.
3. To work collaboratively with the City Commission, DDA, along with professional planners & engineers to devise a multimodal transportation plan for the City.
4. Complete and Update the Lighting Ordinances.

2. Adoption of Master Plan Sub-Areas

Comm. Kehoe gave an overview of the proposed Master Plan Sub-Areas showing where properties have been added and others moved onto other sub-areas.

A Motion was made by Comm. Frey and supported by Comm. Frisbie to adopt the Master Plan sub areas, as presented

YES ADAMS, FREY, FRISBIE, KEHOE, SILVERS, SISOLAK AND MULHERN.

NO NONE.

MOTION CARRIED UNANIMOUSLY.

9. OLD BUSINESS:

1. Ordinance Amendments to Exterior Lighting Standards - Discussion

Chair Mulhern felt a lot of what was in the "Model Lighting Ordinance" document made sense and asked the board members, Ms. Elmiger and Mr. Buzuvis to review for any revisions or constraints in applying this to fit with the City of Plymouth, and return with any comments at next month's meeting.

2. Preservation of the Tree Canopy and Reforestation of the Community - Discussion

The Planning Commissioners had discussion regarding the following subjects:

Comm. Frey, felt the Commissioners should be in line with what the City Commission sub-committee members would like on this Ordinance, before starting on a draft.

Chair Mulhern suggested someone volunteering to attend the next City Commission meeting to discuss goals for a tree Ordinance. Chair Mulhern suggested a study session after attending this meeting for objectives and goal setting. Comm. Sisolak volunteered to attend the meeting along with Comm. Silvers and Chairperson Mulhern.

Public Comments:

Dave Racinski, 1392 Maple, discussed being in favor of collaborating with the City Commission Along with citizens and neighbors that are involved, to move forward working together towards a new Tree Ordinance.

10. COMMISSIONER COMMENTS:

Chair Mulhern commended the citizens and neighbors as well as the Planning Commissioners on the good work with the reasonable and clear residential Ordinance revisions.

Mr. Buzuvis explained the .4 FAR Ordinance will be noticed in the paper and then will go into effect thirty days later with an effective date of February 11, 2017.

Comm. Sisolak suggested giving examples of how the new ordinances will work to understand it better and Mr. Buzuvis answered that the Community Development Department has handouts explaining how the new .4 FAR Ordinance will work.

11. REPORTS AND CORRESPONDENCE:

Master Plan Review Update

There was discussion regarding the past sub-committee meeting with a time line of final adoption proposed for sometime in July 2017. The board members would like to thank and were grateful for the participation and help with the organization of the meetings by Greta Bolhuis, Assistant Community Development Director.

12. MOTION TO ADJOURN

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

Meeting adjourned at 8:22 PM.

Respectfully Submitted,
Marleta S. Barr,
Community Development Department
Office Manager