



CITY OF PLYMOUTH
201 S. Main
Plymouth, MI 48170
www.ci.plymouth.mi.us
PLANNING COMMISSION - REGULAR MEETING MINUTES
Wednesday, February 10, 2016

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

1. ROLL CALL

MEMBERS PRESENT: Jennifer Frey, Jim Frisbie, Jennifer Kehoe, Charles Myslinski, Joseph Philips, Conrad Schewe, Scott Silvers and Jim Mulhern

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

2. CITIZEN COMMENTS:

None.

3. APPROVAL OF MINUTES

A motion was made by Comm. Philips supported by Comm. Frisbie, to approve the meeting minutes from the January 13, 2016, as amended.

MOTION CARRIED UNANIMOUSLY.

4. APPROVAL OF AGENDA:

A motion was made by Comm. Frisbie supported by Comm. Philips, to amend the agenda adding "Planning Commission Goals" under Old Business.

MOTION CARRIED UNANIMOUSLY.

5. PUBLIC HEARINGS:

PUBLIC HEARING FOR ZONING ORDINANCE AMENDMENT OF:

1. Zoning Ordinance 78-21, Definitions
2. Zoning Ordinance 78-217, Projections into Yards

Sally Elmiger, Planner, explained the reason for the proposed amendments of projections into yards, was to clarify a section of the Ordinance that was difficult to understand. The new table, Section 217, clearly identifies the architectural elements on a building that may project into a required front, side or rear yard setback. The definitions were also updated for those architectural features.

Chair Mulhern Opened Public Hearing at 7:05 pm

There were no comments from the audience.

Planning Commissioners Comments:

Comm. Schewe drove around the City and described most of the home's air conditioner condensers were located in the side yard. Comm. Schewe would prefer if his own air condenser unit was hid behind the chimney, located in the side yard setback. If your air conditioner is located in the side yard, this new Ordinance change would not allow the homeowners replacing theirs to stay in the same location and some people have decks and do not have the room in the rear yards. Air condensers should be located near the furnace, making them more efficient.

Comm. Frisbie suggested putting a grandfather clause within the Ordinance, for existing air conditioners to be allowed to remain in the same location.

Comm. Myslinski spoke about screening the air conditioner condensers, instead of not allowing them in the side yards and would like to rethink the air conditioner condensers and also the chimneys being allowed to remain in the side yards.

Comm. Kehoe spoke about her neighbor's air conditioners not being screened and running half of the year.

Comm. Philips said the owners prefer the air conditioner units in the side yard, not in the rear or the front yards.

Comm. Frey suggested allowing them one or two feet off the property line, so that when they are serviced you would not be going onto your neighbor's property.

The PC came to a consensus that air conditioners would be permitted into the side yard setbacks and suggested to add language requiring their screening.

Planning Commissioners Comments regarding encroachments into the side yard setbacks:

Comm. Myslinski drove around looking at all the new homes and additions and spoke about the chimney chase or fire boxes being done in an appealing way architecturally so that the **façade** wasn't so flat. Comm. Myslinski asked about a compromise (if allowed to encroach into the side yard setbacks).

Comm. Philips wanted the chimney chase to reach up to the overhang of the roof. Comm. Philips stated not allowing chimneys in the side yard strips the character of the home. Bay windows were also discussed.

Mr. Buzuvis spoke about not creating a gray area by telling people how to do their construction and possibly causing someone contesting it thereby suing the City.

Comm. Myslinski felt some of the new homes recently built do not fit the character of the homes around them

Sally Elmiger, spoke about the single family home standards within the Zoning Ordinance were created to dissuade the manufactured homes.

There was discussion regarding design standards and guidelines and Sally Elmiger suggested creating some proposed design guidelines.

Chair Mulhern would like first to define the design standards and then state more of what is encouraged within the City.

Comm. Philips suggested working on improving the walkability.

Comm. Myslinski recently spoke with new owners who want everything they had in their previous larger homes here in the City, but now on a much smaller lot.

There was discussion on chimneys and encroachment into the side yard setbacks.

Comm. Philips felt if the chimneys are allowed to encroach then bay windows should also be allowed.

Comm. Philips suggested to reducing the mass of homes by cutting down a typical 10/12 down to a 6/12 roof and thereby lowering the average height down.

Chair Mulhern Closed Public Hearing at 7:55 pm

1st Motion

A motion was made by Comm. Schewe, seconded by Comm. Frey, to modify Zoning Ordinance, Section 78-21, Definitions , for recommendation to the City Commission for approval.

YES FREY, FRISBIE, KEHOE, MYSLINSKI, SCHEWE, SILVERS AND MULHERN.

**NO PHILIPS,
MOTION PASSES.**

2nd Motion

A motion was made by Comm. Schewe, seconded by Comm. Frey, to modify Zoning Ordinance, Section 78-217, Projections into Yards, for recommendation to the City Commission for approval.

YES FREY, KEHOE, MYSLINSKI, SCHEWE, SILVERS AND MULHERN.

**NO FRISBIE AND PHILIPS
MOTION PASSES.**

6. NEW BUSINESS- Discussion:

1. Zoning Ordinance Amendments 78-43 and 78-53, Front Porches in front setback. (new and existing homes)
2. Ordinance Revision- Adjacent Driveways
3. Ordinance Revision- Porte Cocheres
4. Ordinance Revision- Sec. 58 Solid Waste
5. Ordinance Revision- Noxious Weeds- Division 3
6. Ordinance Revision- Sidewalks to be Cleared- Sec. 62. Chpts. 89-90

Sally Elmiger, Planner, explained the new language for single-family dwellings allows new homes where the owner retains the existing rear garage to have a front porch located within the setback and for existing homes with an existing garage that would like a front porch is now changed to be exactly the same, in both R-1 & RT-1 districts, also new information on Porte Cocheres was added with the definition and language on how they may be done and language for residential driveways was also added. In addition, the definition of required yard was changed to setback.

The Planning Commissioners had discussion of Porte Cocheres regarding the following items: (For single family and single family within the RT-1 Zoning.)

1. Page 2, (10) change the wording to: Garage six feet back from **façade of the house or** behind the front of the covered porch.
3. Page 3, change the wording of existing to: existing prior to the introduction of the Ordinance (before the actual date).
4. Page 3, 4, and 8, for future use of a garage, changing the word future to continued.
5. Change the illustration on page 1, to a shallower roof (to coincide with page 3, C-5).
6. No part of the construction is to be within two feet of the property line, with no overhang projections beyond that.
7. Page 5, b, the Porte Cocheres shall meet the front yard setback requirement and may not be closer than two feet from the side property line, including overhangs.
8. The fascia of the Porte Cocheres maximum height at the top of the floor shall be no taller than the finished 2nd floor elevation, and the roof cannot exceed a 3/12 pitch.
9. An existing house would be one that is built before or as of January 1, 2016.
10. Matching the construction materials of the home.
11. When possible locate the driveway opposite of the adjoining neighbor's driveway.
12. Remove the requirement of curbs with driveways.
13. The main structure with a porte cochere setback to property line, is twelve feet; this would be excluding the gutters, with the driveway width minimum of nine feet and excluding any columns.
14. Varying Maximum Heights- The maximum height of the top of the roof shall be as follows: A Flat roof no taller than eleven feet, being no taller than the finished floor of the second floor, or not to exceed the band at the second floor.
15. Porte cochere's are only allowed one per lot and may not be enclosed.
16. Change the definition of Porte Cochere, adding, not to be enclosed.
17. Making porte cochere consistent in both single family zoning areas.

Ordinance Revision- Sec. 58 Solid Waste

John Buzuvis, Comm. Dev. Dir, explained all Ordinance changes shall go before the Planning Commission, the main change was for the placement of garbage cans- to be kept in the garage, rear yard or if in the side yard it must be screened. Comm. Myslinski suggested adding a definition of tag.

Ordinance Revision-Noxious Weeds- Division 3

John Buzuvis, Comm. Dev. Dir, explained the current Ordinance only allows them to mail a letter to people with high weeds, taking up to two weeks for Certified mail delivery, and the change now would allow them to post the notices directly at that address.

Ordinance Revision- Sidewalks to be Cleared- Sec. 62. Chpts. 89-90

John Buzuvis, Comm. Dev. Dir, explained the current Ordinance needed some language clarification and also clarified the time frame of payment (from 30 days to 35 days) for the expense of the City to clear the sidewalks.

Mr. Buzuvis explained these three Ordinance revisions will go before the City Commission for a Public Hearing and two readings.

7. OLD BUSINESS:

1. Zoning Ordinance Amendments 78-21-Definitions, 78-191- Notes to Schedule, 78-205-Residential Entranceway, 78-208- Residential Fences, 78-260- Regulations, 78-270-Off –Street Parking Requirements, and 78-291, Automobile Car Wash.
(Required Yard and Non-Required Yard modified to setback)

Sally Elmiger-Carlisle Wortman, Planner, spoke about Zoning Ordinance 78-21 Amendment - Projections into Yards.

Ms. Elmiger explained that all the references (within the Ordinance) of required yards has been changed to setback and are consistent throughout the Ordinance and Section 78-336 was changed to reserved.

Comm. Philips asked about the illustrations and would like the entire fence also shown on both illustrations (one & two) for the homes on Street 3, to add an illustration of inside lots, to add fences(side & across) on Illustration 3; street 3, and also extend the fence to the lot line on Illustration 2, Street 1.

Chair Mulhern would like detached garages added to the illustrations.

Comm. Frey suggested that the same three graphics be used for fences and also accessory structures.

Mr. Buzuvis suggested scheduling a Public Hearing when all of the Ordinances have been revised and completed.

The commissioner decided to wait to schedule the Public Hearing when all of the Ordinance changes are complete.

2. Planning Commission 2016 Goal Setting

Comm. Frisbie distributed drafts and went over the proposed 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.

8. Reports and Correspondence:

Master Plan Review Update

Mr. Buzuvis spoke about the administrative portion, when completed, will be sent out to the Planning Commissioners and the draft budget will be started in April going into effect on July 1st.

There was discussion regarding communication and collaboration with the City Commissioners regarding the Capital Improvements.

9. Commissioner Comments:

Comm. Philips asked about the tree City sign's meaning. Mr. Buzuvis responded that it is an Arbor Day Foundation plaque - to plant a certain amount of trees per year.

Comm. Frisbie asked about the Starkweather Lofts development progress. Comm. Schewe explained that Starkweather lofts have just recently completed the HUD backed loan closing, and the underground work is scheduled to start on Monday.

Comm. Kehoe spoke about the Starkweather School project located at 550 N. Holbrook, the Brownfield Committee approved their Brownfield plans and they should be closing on this sometime next week. Mr. Buzuvis stated a historical representative is working on the National Historic portion and PUD plans are under review, and is expected to be held on the March 7th City Commission Mtg.

Comm. Schewe was against allowing temporary tents on City sidewalks for downtown restaurants. Comm. Schewe explained the DDA is looking into this and if any changes are made, it would then go to the City Commission, for their review. This is under the **Sidewalk Café Policy** reviewed through the DDA.

10. MOTION TO ADJOURN

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

Meeting adjourned at 10:20 PM.

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