



CITY OF PLYMOUTH
201 S. Main
Plymouth, MI 48170
www.ci.plymouth.mi.us
PLANNING COMMISSION - REGULAR MEETING MINUTES
Wednesday, August 24, 2016

The regular meeting was called to order at 7:02 P.M. by Chairperson Mulhern.

1. ROLL CALL

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

MEMBERS ABSENT: Jennifer Frey

OTHERS PRESENT: John Buzuvis, Community Development Director
Sally Elmiger, City of Plymouth Planner
Dan Dalton, City Commissioner & PC Liaison
Joe Valenti, City Commissioner

2. CITIZEN COMMENTS:

Lee Jasinski, 1380 Maple, would like to establish a tree Ordinance that would include language on creative incentives and/or disincentives, tree lawn requirements & urban canopies.

Ed Krol, 1108 Beech spoke about demolition permits.

Marie Everitt, 1240 Fairground, would like parking requirements included within single-family residential areas.

Joe Covino, 1347 W. Ann Arbor Trail, was concerned about the amount of homes being built within the City and the problems associated with them such as drainage.

Roger Anderson, 1107 W. Ann Arbor Trail, had concerns on the new homes being built within the City and the problems that arise.

3. APPROVAL OF MINUTES

A motion was made by Comm. Frisbie supported by Comm. Myslinski, to approve the meeting minutes from the July 13, 2016, as presented.

MOTION CARRIED UNANIMOUSLY.

4. APPROVAL OF AGENDA:

A motion was made by Comm. Frisbie supported by Comm. Schewe, to move Number 6, New Business before Number 5, Public Hearings, as amended.

MOTION CARRIED UNANIMOUSLY.

6. NEW BUSINESS:

SITE PLAN REVIEW FOR:

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 proposes to remove approximately 6,900 square feet of the existing 13,900 square-foot building, and replace it with one commercial unit equaling 6,864 square feet. The property has two existing vehicular access points from Ann Arbor Road, which will be retained. The Rite Aid Pharmacy to the east has an access easement also on the subject site that accommodates the pharmacy's drive-through lane. The proposed retail use is a permitted use in the Ann Arbor Road Corridor (ARC) District. However, there are nine outstanding items that need to be addressed before any decision can be made regarding this project. These items include the following:

1. Add latest revision dates to all plan sheets.
2. a. Describe proposed services offered by O'Reilly Auto Parts at this location.
b. Describe services provided to wholesale customers.
3. a. Reduce number of parking spaces to that required.
b. Add barrier along both sides of bio retention basin to prevent cars from entering the basin.
4. a. Consider eliminating the westerly driveway to meet ARC access management standards.
b. Provide information regarding types of delivery trucks using the site.
c. Provide direct pedestrian access from the sidewalk along Ann Arbor Road to the building entrance.
d. Add location of barrier-free sidewalk ramp.
5. a. Obtain MDOT permission to locate screening trees in the Ann Arbor Road right-of-way.
b. Experienced professional used to establish and maintain detention basin planting to ensure proper functioning.
c. Location of all irrigated planting areas shown on the plans.
6. a. Lower mounting height of proposed parking lot fixtures.
b. Minimize light levels along property boundaries.
c. Additional information regarding ability to shield proposed light fixtures.
7. Ensure consistency of dumpster screen materials with AARC standards.
8. Provide sign information.
9. Modify proposed building design and materials to meet the Ann Arbor Road District requirements.

Leo Gonzalez, CRS Commercial, made a presentation and explained the applicant, O'Reilly parts, ships auto parts to local businesses. Mr. Gonzalez explained the parking has been reduced by one and parking blocks will be placed to barrier the bioswale. Mr. Gonzalez was unable to close the driveway due to the easement agreement with Rite Aid and will be adding the Ann Arbor Road Corridor (AARC) elements and exposing an existing barrel roof design on the building.

The Planning Commissioners had discussion regarding the following subjects:

There was discussion on recycling of batteries and fluids at this location. Additional discussion was had related to the following items specifically: roof being consistent with the AARC, additional parking, front and side elevation(s), bio- swales, MI OSHA safety standards, recording easement agreements, minimizing the pavement area, landscaping, and the proposed maintenance of the bioswale. It was suggested to add veneer bricking onto the front and west side(s) of the building.

Sally Elmiger spoke about the AARC access standards and truck flow through the west driveway entrance.

Public Comments:

Ed Krol, 1108 Beech, spoke in support of the proposed O'Reilly Auto Parts project.

Joe Valenti, 1350 Woodland Place, asked if there was any environmental contamination on this parcel and if the proposed O'Reilly Auto will be a franchise or a corporate store.

A motion was made by Comm. Frisbie, supported by Comm. Myslinski to approve SP16-04, 874 W. Ann Arbor Road, Preliminary Site Plan, without elevations.

YES FRISBIE, KEHOE, MYSLINSKI, PHILIPS, SCHEWE, SILVERS, SISOLAK AND MULHERN.

NO NONE.

MOTION CARRIED UNANIMOUSLY.

The applicant to provide elevations of the east, west and north cinder block, front façade and type of proposed windows.

5. PUBLIC HEARINGS:

PUBLIC HEARING FOR ZONING ORDINANCE AMENDMENTS OF:

1. 78-208, Residential Fences, 78-21, Definitions
 2. 78-260, Accessory Buildings and Uses
 3. 78-218 and 219, Grading/Drainage, 78-21, Definitions
 4. 78-220-78-239, Signs
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1. 78-208, Residential Fences, 78-21, Definitions

Sally Elmiger, Planner, explained the revised ordinance language describing residential fences per the Planning Commission's comments at the previous meeting. The definition of "Solid Fence" was amended to include a numerical standard by which to assess a fence style to determine if it is solid or not.

There being no public comments: **A motion was made by Comm. Frisbie, supported by Comm. Philips to forward Ordinance Amendment, 78-208, Residential Fences, 78-21, Definitions to the City Commission for their approval.**

YES FRISBIE, KEHOE, MYSLINSKI, PHILIPS, SCHEWE, SILVERS, SISOLAK AND MULHERN.

NO NONE.

MOTION CARRIED UNANIMOUSLY.

2. 78-260, Accessory Buildings and Uses

Sally Elmiger, Planner, explained the added language to calculate the maximum length of accessory buildings adjacent to a rear property line using a percentage of the width of the lot. The intent of the new language is to eliminate the possibility of using building(s) or structures(s) to act as a very tall "fence" along a rear property line.

Comm. Myslinski would like the new Ordinance language to be consistent, also removing any double negatives.

Public Comments:

Marie Everett, 1240 Fairground, asked questions on the regulation portions of the new language.

Ed Krol, 1108 Beech, asked questions about garage locations.

A motion was made by Comm. Frisbie, supported by Comm. Schewe to forward Ordinance Amendment, 78-260, Accessory Buildings and Uses to the City Commission for their approval.

YES FRISBIE, KEHOE, MYSLINSKI, PHILIPS, SCHEWE, SILVERS, SISOLAK AND MULHERN.

NO NONE.

MOTION CARRIED UNANIMOUSLY.

3. 78-218 and 219, Grading/Drainage, 78-21, Definitions

Sally Elmiger, Planner, explained the added language to calculate the maximum length of accessory buildings adjacent to a rear property line using a percentage of the width of the lot. The intent of the new language is to eliminate the possibility of using building(s) or structures(s) to act as a very tall "fence" along a rear property line.

Public Comments:

Ed Krol, 1108 Beech, asked when the new Ordinance will go into effect.

Marie Everett, 1240 Fairground, asked the board how to prevent flooding with new home construction. Comm. Schewe suggested looking at the direction of the downspout discharge.

A motion was made by Comm. Frisbie, supported by Comm. Silvers to forward Ordinance Amendment, 78-218 and 219, Grading/Drainage, 78-21, Definitions, to the City Commission for their approval.

YES FRISBIE, KEHOE, MYSLINSKI, PHILIPS, SCHEWE, SILVERS, SISOLAK AND MULHERN.

NO NONE.

MOTION CARRIED UNANIMOUSLY.

4. 78-220-78-239, Signs

John Buzuvis, Community Dev Director, explained the City Commission indicated that they would like to revise the City's Sign Ordinance to insure that we are in compliance with the United States Supreme Court Decision in the Reed vs. Gilbert case. The ruling results stated that content based restrictions (political, kids sports teams, events etc.) on signage in local zoning ordinances is not allowed. Comm. Dalton, City Commissioner & PC Liaison is in attendance to answer any questions that you may have.

Comm. Dalton spoke about the Reed vs. Gilbert case and explained our existing ordinance language conflicts with the Supreme Court's decision that cannot have content based Ordinance language that has been strictly scrutinized.

Comm. Myslinski asked questions regarding temporary signs, content versus type, real estate signage & PARC signage.

Public Comments:

Ed Krol, 1108 Beech, asked about builder's signage and that ordinances should be written that have no loop holes.

7. OLD BUSINESS:

1. Potential Residential Ordinance Amendment Discussion:

1. Roof Pitch

2. Percentage of Lot Coverage-

- Commissioner Silvers provided the board with parcel and structure information he compiled based on data available at accessmygov.com. Commissioner Silvers provided lot coverage calculations for several homes that appear to be very large and exceed the City's current lot coverage allowance of 35%. In all cases he presented the lot coverage is actuality below the maximum lot coverage allowance. Commissioner Silvers suggested that perhaps the issue is the massing of the homes and not the lot coverage of the homes

- Commissioner Phillips provided the group with lot coverage analysis for lots that are 50' wide, 55' wide and 60' wide with varying depths. Commissioner Philips provided examples of possible square footage of homes that would be allowed on the lots respectively based on the current allowance of 35% lot coverage. Commissioner Philips provided additional examples of how those square footages change as lot coverage allowances were decreased to 30% and 25%. Discussion was had that given the reduction of lot coverage allowance very nice and marketable homes are able to be designed that meet the needs of today's buyers.
- Commissioner Myslinski provided maps of the various lot coverages and sizes throughout the city. Commissioner Myslinski suggested that the Planning Commission may want to discuss making home size a sliding percentage of lot size and additionally using the entire square footage of structures on the property as a ratio of the square footage of the lot size.

3. Home Height: Overall & Bonus Calculation- To be Discussed at a Later Date

2. Trees Discussion:

1. Street Canopy- To be discussed at a Later Date

2. Takedown & Replacement within lot- To be discussed at a Later Date

3. Residential Design Guidelines Discussion- To Be Discussed at a Later Date

4. Location of Garages for Incentive Porches Discussion. –To Be Discussed at a Later Date

8. COMMISSIONER COMMENTS:

Chair Mulhern and the Planning Commissions spoke about Comm. Schewe leaving the Planning Commission board and wished Conrad Schewe well in his future endeavors.

Commissioner Myslinski- Thanked commissioner Schewe for his input and professionalism on the board and indicated that while he didn't always agree with Commissioner Schewe he certainly learned a great deal from him.

9. REPORTS AND CORRESPONDENCE:

Master Plan Review Update- To be discussed at a Later Date

10. MOTION TO ADJOURN

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

Meeting adjourned at 10:35 PM.

Respectfully Submitted,

Marleta S. Barr, Community Development Department, Office Manager