



# City of Plymouth

## Planning Commission Meeting Minutes

Wednesday, February 12, 2020 - 6:30 P.M.  
City Hall Commission Chambers

City of Plymouth  
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Plymouth, Michigan 48170

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### 1. ROLL CALL

Chair Sisolak called the meeting to order at 6:31 P.M.  
The Board said the Pledge of Allegiance.

PRESENT: Chuck Myslinski (arrived at 6:34), Scott Silvers, Joe Hawthorne (arrived at 6:45), Tim Joy, Jennifer Kehoe, Shannon Adams, Adam Offerman, Hollie Saraswat, and Karen Sisolak.

ABSENT: None

Also present was Greta Bolhuis, Asst. Community Development Director; Sally Elmiger, Planning Consultant; and Nick Moroz, City Commission Liaison.

### 2. CITIZEN COMMENTS

None.

### 3. APPROVAL OF MINUTES

a) Comm. Joy, supported by Comm. Offerman, made a motion to approve the regular meeting minutes from January 8, 2020.

MOTION APPROVED 7-0

### 4. APPROVAL OF AGENDA

Comm. Offerman, supported by Comm. Joy, made a motion to approve the agenda, as presented.

MOTION APPROVED 7-0

### 5. COMMISSIONER COMMENTS

Comm. Myslinski attended the Historic District meeting where the Chair thanked the Board for applying the Standards uniformly. He believed the Planning Commission could use that Board's work as an example.

### 6. OLD BUSINESS

#### a) PUD 19-01: 587 W. Ann Arbor Trail Zoned B-2, 686 Maple & 674 Maple Zoned O-1 (Final Site Plan Review)

Sally Elmiger, Planning Consultant, presented her review. She explained the deviations the applicant is requesting which includes density (additional unit), side yard setback, 1,800 square feet of open space, and the clear vision area (corner clearance). She identified issues with the ramp design and the City Engineer's questions to be answered. She discussed the expanded front porches, lighting information, and screen wall. She recommends seven conditions to be placed on the PUD.

Mark Abanatha, architect, explained the third-floor terrace which was changed from a dormer. He explained the enlarged porches with hip, shed, and gable roofs.

Mike Polmear, engineer, explained the access ramp. He explained the enlarged turn around to the north and east and the creation of the safety zone. He explained the grading of the ramp and that 12% is the maximum grade for safe operation. He explained the ramp gate would be operated by remote control and would be three to four feet short to allow pedestrian access along the side. He explained that a metal, non-slip grated staircase is proposed in the back corner up to Deer Street to provide pedestrian access. Mr. Polmear explained the screen wall with eight eight-foot arborvitae. Ms. Elmiger clarified that the ordinance asks for a full screen of

the property and there's a break in the proposed screening. Mr. Polmear replied that they could add more arborvitae to ensure the full screen wall. He explained routing storm water onto Maple Street. He explained that the current home on the corner (686 Maple) comes to the same location as proposed with the townhomes related to corner clearance (clear vision zone).

### **Citizen Comments**

Bill Lincoln, 606 Maple, spoke in favor of the project and appreciated the catch on the screen wall.

Rose Roose, 619 Maple, spoke in favor of the development.

### **Board Discussion**

Comm. Joy felt that self-management was the ideal approach to the ramp and vehicular access, rather than more pavement.

Comm. Hawthorne had no issues with the plan as presented.

Comm. Kehoe echoed Comm. Myslinski's comments in Commissioner Comments. She discussed issues and possible conditions as performance guarantees, requiring a CofO for Jewell Blaisch before a CofO can be issued for the townhomes, being able to sell the property to fund restoration efforts, review and approve the easement agreement, structural engineering report, and primary parking for Jewell Blaisch is provided on City lot (sheet C-5).

Ms. Elmiger clarified that 6 additional spaces are placed on-site, which meet the requirement of the ordinance but that the remainder of the required parking spaces are provide on the adjacent City lot.

Comm. Myslinski asked to review the easement agreements.

Comm. Kehoe struggled to see the design excellence. She wanted increased interface between homeowners and pedestrians and wanted homeowners to be a participant of the City, not a spectator. She expressed concern with the overall height and the reduced side yard setback and that impact on the neighbor's one-and-one-half story home. She was also concerned about snow removal.

Mike Ferantino, applicant, explained snow removal will be handled by plowing snow into the retaining wall and then using a bobcat to stage the snow behind the Jewell Blaisch Hall over the swale.

Comm. Kehoe identified that the proposed garages are less than 22-feet wide, which is not a 2-car garage.

Comm. Silvers expressed concern with snow removal and cars parked outside of the garage.

Comm. Kehoe clarified that by ordinance the allowed height is two stories, but that the future land use plan provides for up to four stories in appropriate areas.

Comm. Silvers was not concerned about the height because he viewed the area as edge/transition. He was unhappy that the front porch provided was barely a porch. He expressed issues with design excellence and issues with the landscaping plan and screening. He wanted the ramp's turning radius met with a 19' car. He recognized that there would be minimal traffic from 10 townhomes. He also wanted to see the easement agreement with the City.

Comm. Joy asked about planting arborvitae on the edge of the swale.

Comm. Myslinski explained this site was a transition between single family and downtown and the height was less of an issue than what that height feels like. He expressed concern with the third story height and design excellence because it felt exactly like what Pulte was building on S. Mill. He was concerned with how the height would affect the area. He explained that the ramp and below ground garages were a design choice that caused many issues. He would prefer detached garages or attached garages if they were built at-grade.

Comm. Saraswat agreed that design excellence was not met. She wanted bigger, usable porches to be provided. She was concerned about the reduced side yard setback and height, and how that would make the neighbor's property feel.

Comm. Adams asked if the ramp was conceptual or if the developer had built this before.

Comm. Silvers expressed concern over the location of the HVAC condenser under the rear stairs.

Chair Sisolak considered the project's "City gives" which included the easements, tree removal, and historic home demolition. She explained the Board's job was to protect the health, safety, and welfare. She expressed

concerns over the overall height which included the 10' ceiling on the second floor, the design choice to push the garages below grade, overall massing, pitch of the roof, trash and snow removal, and swale questions.

Comm. Kehoe supported the project in concept but wanted it to fit the site.

Comm. Hawthorne clarified that there were three primary issues that needed to be addressed which was the height, the ramp, and the porches.

Comm. Kehoe stated a detached garage would alleviate the massing issue.

Comm. Myslinski explained the property could accommodate attached or detached garages without the need for an easement.

Chair Sisolak explained that there was an additional 50' of concrete across the entire site, which could be used alternatively.

City Comm. Moroz clarified that the easement agreement was part of the purchase agreement that was approved by the City Commission.

Comm. Silvers requested a 9-foot wide front porch, a 3-foot pedestrian walk up the ramp, and the 7 conditions provided in Ms. Elmiger's review.

Comm. Kehoe wanted the structural engineer's report stating the Jewell Blaisch building could be restored as planned.

Chair Sisolak wanted to see additional open space and space for people to gather and for the floor height to be reduced by 1 foot.

A motion was made by Comm. Kehoe, seconded by Comm. Silvers, to postpone the final PUD review of Jewell-Maple Development (587 W. Ann Arbor Trail, 686 Maple, and 674 Maple). The conditions of postponement include the seven items provided in Ms. Elmiger's review, 9-foot wide porches, a 3-foot pedestrian walk up the ramp, and the structural engineer's report stating the Jewell Blaisch building could be restored as proposed.

MOTION APPROVED 9-0

## **7. NEW BUSINESS**

None.

## **8. PUBLIC HEARING**

### **a) PUD 19-02: 230 Wilcox (Wilcox Mill), Preliminary PUD Review, Zoned R-1**

Comm. Kehoe rescued herself due to a conflict of interest.

Greg Hofman, applicant, presented his case. He explained the history of the project and explained that the Art Foundation is the primary occupant.

Chair Sisolak Opened Public Hearing at 8:44PM

### **Citizen Comments**

Ellen Elliott, 404 Irvin, spoke in favor of the project stating it was obviously PUD eligible because it removed blight and preserved a historic structure.

Peter Karr, 1034 York, spoke in favor of the project.

Beatrice Palmer, 291 Hardenberg, spoke in favor of the project and looked forward to a safer site.

Melanie Elliott, 404 Irvin, spoke in favor of the project because it adds character the City, restores a historic building, and has tremendous public benefit.

Public Hearing Closed at 8:49PM

## **Board Discussion**

Comm. Myslinski expressed concerns with the project including parking, the use of the site and building, the proposed addition, how the deed restrictions get enforced, how the sculpture garden would be maintained, and what was defined as “art”.

Comm. Adams explained that the Board is comfortable with the project.

A motion was made by Comm. Joy, seconded by Comm. Adams, to approve 230 Wilcox for preliminary PUD review. The finding of fact is that the project meets the criteria in the ordinance.

MOTION APPROVED 9-0

Comm. Kehoe rejoined the Board.

## **9. GOALS**

### **a) 2020 Planning Commission Goals**

Comm. Silvers suggested updating the Master Plan as a 2021 goal.

The Board discussed rezoning and education, the mixed-use future land use district, and agreed to finalize the wording next month.

## **10. REPORTS AND CORRESPONDENCE**

### **a) 2019 Annual Report**

The Board did not have any comments on the Annual Report.

### **b) Sharing lessons learned memo**

The Board did not have any comments on the memo.

Comm. Kehoe explained that Mark Menuck of 550 N. Holbrook had offered to take the Board through the Starkweather School project to show them the progress.

## **11. ADJOURNMENT**

Hearing no further business, a motion was made by Comm. Silvers, supported by Comm. Myslinski to adjourn the meeting at 9:29 PM.

MOTION APPROVED 9-0