



City of Plymouth
Planning Commission Meeting Minutes
201 S. Main Street Plymouth, MI 48170
Wednesday, May 9, 2018, 7:00 PM

1. ROLL CALL

Vice Chairperson Sisolak called the meeting to order at 7:00 P.M.
The Board said the Pledge of Allegiance.

PRESENT: Tim Joy, Jennifer Kehoe, Chuck Myslinski, Adam Offerman, Hollie Saraswat, Scott Silvers, Karen Sisolak,

ABSENT: Joe Philips and Jim Mulhern

Also present was Community Development Director, John Buzuvis, Assistant Community Development Director, Greta Bolhuis and Planning Consultant, Sally Elmiger.

2. CITIZEN COMMENTS

None.

3. APPROVAL OF MINUTES

a) Comm. Silvers, supported by Comm. Myslinski, made a motion to approve the meeting minutes from April 11, 2018, as presented.

MOTION CARRIED UNANIMOUSLY.

b) Comm. Offerman, supported by Comm. Silvers, made a motion to approve the special meeting minutes from April 11, 2018, as presented.

MOTION CARRIED UNANIMOUSLY.

4. APPROVAL OF AGENDA

Comm. Kehoe, supported by Comm. Offerman, mad a motion to approve the agenda, as presented.

MOTION CARRIED UNANIMOUSLY

5. COMMISSIONER COMMENTS

Comm. Myslinski commended the City tree planting committee for their work and Comm. Joy commended Keep Plymouth Leafy for planting twenty trees and giving away twenty evergreen seedlings.

6. OLD BUSINESS

a) Master Plan Draft Review/Recommendation for Distribution

The board discussed different areas of zoning and density of the future land use map then moved on to the remaining chapters of the draft Master Plan and made general and specific edits/ comments related to grammar and content.

John Buzuvis went over the Master Plan steps of adoption:

- The Planning Commission would recommend review and distribution by the City Commission to the adjacent taxing entities for a sixty-three day review.
- The document would be returned with comments and revisions.
- A Public Hearing is scheduled, when approved, is recommended to the City Commission for adoption
- Recommendation for adoption by the City Commission.

The following changes were made to the draft master plan.

Future Land Use Map revisions:

- Properties located on Maple, off Deer were changed from mixed-use low density to multi-family medium density.
- Properties on Deer, south of Maple, were changed to multi-family medium density
- Properties on Starkweather, north of N. Main & south of Blanche, were changed from mixed-use high density to multi-family low density.
- Properties located south of Liberty, east of Amelia, north of Farmer & west of Starkweather, were changed to single-family medium density.
- Properties on Liberty south of the alley to Spring Street between Starkweather and Mill streets were to remain mixed-use high density.
- The other properties currently shown as mixed-use high density will change to mixed-use low density.
- The industrial properties located on Amelia, north of Farmer wrapping around almost to Davis were changed to mixed-use low density.
- The industrial properties on Farmer adjacent to the railroad tracks up to Junction were changed to mixed-use low density.

Text revisions:

- The contents and tables list to be revised, per comments emailed.
- Adding "Goal"- under guiding master plan goals for land use, related to financial stability, ensure development/land uses.
- Sub area plan- Titles to be more contrasting
- Downtown sub area plan- changing bullet point from - "continuous pattern of" to "attractive permeable surfaces".
- Transportation plan- changing bullet point from- "complete streets" to definition of complete streets
- Funding Mechanisms- rewording

Public Comments

Heather Doughty, 557 N. Mill, owns two properties in Old Village, she asked about properties on the west side of Mill street, she would not like that area to be multi-family zoning since it's mostly single-family now. Ms. Doughty suggested changing the proposed future land-use to single-family to help maintain the neighborhood. Kathy Doughty, 557 N. Mill, would like the properties located on the west side of Mill and east side of Starkweather, south of Caster, to be considered a low intensity mixed use, rather than multi-family on the Future Land-Use Map

Comm. Myslinski, supported by Comm. Silvers, made a motion to approve the draft Master Plan with the amendments noted this evening, on the future land use maps & changes to text as outlined by the Planning Commission including the last changes of mixed uses made to Old Village, for forwarding to the City Commission for review & approval of the distribution to the taxing entities as the Planning enabling legislation requires.

MOTION APPROVED UNANIMOUSLY

7. NEW BUSINESS

None.

8. REPORTS AND CORRESPONDENCE

None.

9. ADJOURNMENT

Hearing no further business, a motion was made by Comm. Myslinski, supported by Comm. Joy to adjourn the meeting at 8:38 PM.

MOTION APPROVED UNANIMOUSLY