



City of Plymouth
Planning Commission Meeting Minutes
201 S. Main Street Plymouth, MI 48170
Wednesday, July 11, 2018, 7:00 PM

1. ROLL CALL

Chairperson Mulhern called the meeting to order at 7:02 P.M.
The Board said the Pledge of Allegiance.

PRESENT: Tim Joy; arrived at 7:16pm, Jennifer Kehoe, Joe Philips, Hollie Saraswat, Scott Silvers, Karen Sisolak and Jim Mulhern

ABSENT: Chuck Myslinski and Adam Offerman

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

2. CITIZEN COMMENTS

Christine Patrick, 711 Burroughs, representing the seller of 365 Joy, spoke about the signs located at 340 Joy. Ms Patrick stated there were too many signs impacting the value of the neighborhood and read the negative emails from people whom have viewed the home and felt the allowed signs "were a deal breaker". Ms Patrick asked that the sign ordinance be revised to reduce the number of signs.

Vickie Nicol, 337 Joy, spoke about the 23 signs, length of time they have been there, asked about a size reduction and provided copies of sign ordinance language from other communities. She asked that the sign ordinance be revised to reduce the amount of signs to one, limit the amount of time signage is allowed on private property, length of time displayed, & reduce the size allowed. Ms. Nicol suggested using City of Novi's sign Ordinance and read portions of it to the board. Ms. Nicol presented questions and portions of the ordinance from neighboring communities to the board members.

Karen Ochman, 768 Fairground, also spoke about the signs located at 340 Joy. Ms. Ochman asked if all the members had driven by, and asked the board if they would like to live next door to this property. Ms. Ochman was also concerned about the recent power outages and if the City has adequate grids to accommodate the new housing.

Peter Neilsen, 365 Joy, spoke about the number of signs located at 340 Joy street. He stated Plymouth is a great place to live, but this is an escalating issue. He would like the number of signs limited and a deadline on the duration of time.

Vickie Nicol, spoke again and stated it was a safety issue, she lives across the street. She has seen people stare at the signs while driving and stated that is a distracted driver.

3. APPROVAL OF MINUTES

a) Comm. Joy, supported by Comm. Sisolak, made a motion to approve the meeting minutes from June 13, 2018, as amended.

MOTION CARRIED UNANIMOUSLY

4. APPROVAL OF AGENDA

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

MOTION CARRIED UNANIMOUSLY

5. COMMISSIONER COMMENTS

Commissioner Philips spoke about any Ordinance changes to be made, can take months, he explained the Planning Commission can be requested by the City Commission to review and make the changes to be sent to the City Commission for approval.

Commissioner Kehoe suggested the audience possibly observe a meeting, the planning commission works on a lot of other agenda items that take up a considerable amount of time and everything has a process associated with it.

Chair Mulhern commented that agenda items are only addressed and discussed at Planning Commission meetings, which follows the open meetings act. Comm. Mulhern explained the Planning Commission takes cues from the City Commission on whether this board should amend a particular Ordinance which has not happened as of yet.

Vickie Nicol, stated she appreciates that the process takes time, she felt property maintenance codes should be looked at, this is a public nuisance. Ms. Nicol asked why the property maintenance and public nuisance codes cannot be enforced in this instance.

6. PUBLIC HEARING

a) PUD 18-02: 100 S. Mill, Zoned I-2 (Preliminary PUD Review)

Ms. Elmiger presented her analysis. She explained the applicant has submitted a Planned Unit Development (PUD) application for a 76-unit townhome development on a 9.9-acre parcel located at 100 S. Mill Street. The proposal redevelops this vacant industrial site. The buildings are 3 to 3.5 stories tall. Parking will be accommodated in first level garages under each unit, and on the street for visitors. The applicant plans to provide the following three benefits: to create a trail along the railroad track will to access the downtown area, after obtaining an easement agreement for the parking lot, a seating area along the boulevard along with a mid block road crossing across Mill Street to possibly walk down to Hines Drive.

Ms Elmiger requested the applicant provide a buffering lane be added to the maneuvering lane on the north side.

The proposed PUD project meets the standards of Section 78-311 in the Zoning Ordinance. Given the number of outstanding items in the Preliminary Site Plan, we would recommend that the Planning Commission grant preliminary PUD Approval with Conditions.

The conditions would require that the applicant provide the information below as part of the Final Site Plan:

- A. Preliminary site plan and PUD informational requirements added to the plan set.
- B. Update the Planning Commission on whether the Road Commission has been contacted and if the applicant has received any feedback on the pedestrian crossing across S. Mill St.
- C. Locate trees along east side of detention basins to mitigate height of buildings from view of S. Mill St.
- D. Applicant to respond to Commissioner requests regarding staggering the front building facades and increasing the size of the front porches.
- E. City Engineer to confirm capacity in City water and sewer systems to accommodate this development.
- F. Two more barrier-free spaces.
- G. Screen along northern boundary next to maneuvering lane.
- H. Straighten out sidewalk proposed adjacent to S. Mill St.
- I. Recommend conditioning approval on providing the City with the existing pedestrian easement and agreement with commercial property to permit pedestrian access to parking lot on N. Main St.
- J. Develop PUD Agreement with performance guarantees for public amenities.
- K. Provide architectural elevations, drawn and printed to scale with dimensions

Chris Plumb, Director of Land Acquisition, Pulte Homes and Bill Anderson, Atwell Civil Engineer made a presentation and went over with a power point presentation the changes that were made:

1. Relocated the pedestrian node, (located south of the entrance) to lineup with Park Street.
2. Moving the sidewalk slightly, based upon the Road Commission's suggestion.
3. Adding the bike path along the railroad and into the parking lot making a connection to Main Street.

4. Angling the buildings was looked at but found to be too restrained with the sidelines.
5. They have met with the Wayne County Road commission, and are currently having a traffic study done, when completed they will forward the study back to the Road Commission.
6. A conceptual layout was done, as requested by the Planning Commission, for the northern property and what they came up with they felt it was not fair to the seller to share and also felt it does not fit with this presentation.
7. A streetscape view was done showing the elevation from the grade to the roofline of the buildings with the loft adding about four feet, making the building heights roughly 34-39 feet tall.
8. The porches were widened from 8 to 10 feet.

Board Discussion

Commissioner Kehoe would like the applicant to clear and clean-up the pathway and surrounding surface areas on the northern parcel, the applicant responded that they will be doing a major cleanup of the site and could incorporate this cleanup into the PUD, as long as the seller consents to it.

Commission Philips has concerns with the developer taking the best part of the property and leaving the worst piece and what will it look like down the road if no one develops it. Mr. Plumb responded, the contamination is quantifiable and above the threshold of disclosure, the slab can be geo-sealed to prevent vapor intrusion, and he felt it can be sold for development into residential or a mixed use project. Comm. Philips would like the PUD to include installing the walkway, cleaning the area, and a maintenance easement agreement between the two property owners for the walk along the railroad tracks. Comm. Philips was in favor of the alternating height of the buildings and the walking connection across Mill Street with the traffic node leading up to Hines Drive.

The Public Hearing was opened up at 8:05pm

Jessica Linna, 161 N. Mill, was not in favor of this project, she spoke about the garbage on the site, she would like the whole property cleaned up. She stated the current owner only mows the lawn once a month.

Natalie Sebastian, 103 Amelia, asked why the applicant did not purchase the entire property. She spoke about barbed wire fencing and asked the applicant if he would be removing them and he responded that they have not yet looked at that, he went over the reasons why they are only developing a portion of the property. Ms. Sebastian asked about ground water leeching and the applicant explained the MDEQ requirements that will be adhered to.

Ben Milkovich, 103 Amelia, asked if a park was possible on the northern property and Chris Plumb, explained a clean sealed surface would need to be obtained first on the northern piece.

Craig Jaggard, 141/151 N. Mill, felt the board should kill the whole deal unless the entire property is developed and would like that written into the PUD. Mr. Jaggard felt once the townhomes are sold the northern property will go back to looking like it has for the past twenty years.

Steve Rollie, 151 N. Mill, is excited about the new neighbors. He asked about the construction process and staging, he was concerned about where the construction workers are parking and the applicant stated they have adequate room on site for parking.

Jim Heshley, Daisy Lofts, asked how far it the building will be located to the tracks and it was approximately forty-five (45) feet from the tracks is the closest building. He spoke about the impact on the area it will have, and Chris Plumb explained they will have efficient construction.

Steve Valli, asked about the lot split if it could be contingent upon the items the board needs to be completed and Ms Elmiger responded they could not.

The Public Hearing was closed at 8:30pm

Board Discussion

Commissioner Silvers was concerned about the north parcel of land saddled with the most expensive portion of remediation, he felt if Pulte will not develop it, no one else will and the property will remain as it is forever. Commission Joy, spoke about developing the north parcel, he stated the developer has approached us. If the developer walks away, were left with what we now have and felt this project is better then what we now have.

Commissioner Kehoe felt the seller needs to understand. She suggested Pulte buy the entire property and sell the north end back to the City to be made into a park, without disclosures and Mr. Plumb responded it would be still be part of the site condo rules and that was why they did not purchase the north property. Mr Buzuvis explained once anyone takes ownership of any brownfield property they then take the responsibility of remediation and the environmental issues. Mr. Plumb stated disclosures are common in remediation sites and if the site were developed commercial or retail it may not require them.

Commission Silvers, was worried about leaving such a small area of the site unremediated, which may prevent it from being developed.

Commissioner Sisolak reminded the board to stay focused on what is being presented now.

Commission Philips asked about the property and Mr. Buzuvis stated legally we cannot make Pulte develop the northern property into a park.

There was discussion on the history of the property and whether to require the lot to be graded and seeded.

John Buzuvis went over the typical steps for PUD & Site Plan approval with the board.

Commissioner Philips asked the applicant to extend the porches to accommodate two chairs.

A motion was made by Comm. Philips, supported by Comm. Silvers, to approve PUD 18-02, 100 S. Mill, with the Finding of Fact: the public benefit has been illustrated with the environmental cleanup on site, the walkway easement leading to Main St. and the Mill St. pedestrian crossing contingent on Wayne County approval, for preliminary PUD approval with the following conditions:

- 1. The easement provided for the walkway to Main St. to be constructed by Pulte, to be curved & meandering (not straight) Pulte to have a maintenance agreement with the owner of the northern parcel to share future maintenance. The width to be determined 10-15 feet (without any retaining wall).**
- 2. The total site (15 acres) to be cleaned from grade up (such as: removal of barbed wire, retaining walls, fencing, etc.) with any disturbed or cleared soil areas to be seeded and paved areas to remain.**
- 3. Provide documentation that the northern parcel (5 acres not being developed by Pulte) is able to be developed/built on per MDEQ standards and thresholds.**
- 4. All conditions met, listed in the Carlisle/Wortman review**

YES JOY, KEHOE, PHILIPS, SARASWAT, SILVERS, SISOLAK AND MULHERN

NO NONE

MOTION CARRIED UNANIMOUSLY.

7. OLD BUSINESS

- a) **PUD 15-01:** PUD progress update for 550 N. Holbrook-Starkweather School, Zoned PUD

Craig Menuck, Curtis Building Plymouth, applicant, made a presentation along with photos of the current interior status of the building.

Mr. Menuck explained the progress made since the last meeting:

1. The fire protected walls will be dry walled within two weeks.
2. The entire second floor has all the mechanicals, which includes plumbing, electrical & mechanical installed. The second floor needed to be done due to the drains & ductwork that services each unit, placed into the ceilings. The second floor is almost ready for the drywall, except for the low voltage and fire horns being installed. There is eighteen units located under the one main roof. The first and second floors consists of eight units on each floor with the newly created basement unit.

3. The basement unit needed a new exterior wall constructed and that portion is complete. The attached garage will be converted into a unit as well.
4. The east end, not under the same roof, formally a gym will be converted into an additional four units with the two center units having two stories. The gymnasium's roof will be rebuilt.
5. The outside work and infrastructure work will begin soon.
6. The exterior trim work around the windows will be done within one month.
7. The parking lot would be next with drainage being installed underneath.
8. The projected completion of the building is estimated at four months.

John Buzuvis went over the PUD process for extensions. He stated based upon the Ordinance the board does not need to make another extension ruling on this, due to the fact that they are making progress, but ultimately it is the board's decision.

Mark Menuck, Curtis Building Plymouth, applicant, explained they are at the final stages of historical approval with the national park service. The time capsule was unveiled which was located under the keystone. The time capsule also sat under an area where the building leaked so when the time capsule was opened it was soaked and the items it contained ruined.

Comm. Philips thanked the applicants for all their hard work in saving the building.

8. NEW BUSINESS

None.

9. REPORTS AND CORRESPONDENCE

John Buzuvis explained the June 27th training session minutes will be included in next month's packets.

Chair Mulhern commended Sally Elmiger and Doug Lewan for the excellent training session.

Brian Marr, 101 S. Union, asked about the 250 N. Main project and Chair Mulhern explained the plan was denied due to being overly dense and not fitting well on the property.

10. ADJOURNMENT

Hearing no further business, a motion was made by Comm. Joy, supported by Comm. Philips to adjourn the meeting at 9:43 PM.

MOTION APPROVED UNANIMOUSLY