



City of Plymouth
Planning Commission Meeting Minutes
201 S. Main Street Plymouth, MI 48170
Wednesday, September 12, 2018, 7:00 PM

1. ROLL CALL

Vice Chairperson Sisolak called the meeting to order at 7:01 P.M.
The Board said the Pledge of Allegiance.

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

ABSENT: Jim Mulhern

Also present was Community Development Director, John Buzuvis, Planning Consultant, Sally Elmiger and City Commissioner/PC Liaison, Nick Moroz.

2. CITIZEN COMMENTS

Vickie Nicol, 337 Joy, spoke about the City Commission resolution directing the Planning Commission to review the sign ordinance. She wanted the following items addressed: temporary signs located on residential/private property with holiday displays separated under definition, reducing the signage size, limit the number of allowable signs, and limiting the amount of time signage is displayed. Ms. Nicol presented sign Ordinances from the neighboring communities, Farmington and Novi.

Ed Good, 252 E. Ann Arbor Trail, spoke about the abandoned home located at 206 E. Ann Arbor Trail. Mr. Good was concerned about the garage falling down and the rats and raccoons moving in. He would like something done.

Joseph Kott, 387 Adams and 220 E. Ann Arbor Trail, spoke about the eyesore located at 206 E. Ann Arbor Trail, that no one has lived in for over 15 years. He described the home falling apart with varmints living in it. He would like something done also.

John Buzuvis, CDD, explained the numerous violations that have been sent out to the owner who lives in New York, over the last year. Mr. Buzuvis stated they are looking into safety issues and following a process to rectify the issues.

Lee Jasinski, 1380 Maple, wanted to congratulate Kelly O'Donnell for keeping Plymouth leafy. He was in favor of the tree ordinance but stated too many trees are being cut down by developers, and with the amount coming down we will not be able to keep up with them. Mr. Jasinski was concerned with the builders no longer putting up silt fencing around the new homes and these trees are being cut down at an alarming rate just to put in the new homes. The builders are parking heavy trucks which ruin the new streets and parking on treed areas, that ultimately are killing them. The Ordinance has no teeth in it for enforcement. He would like the Ordinance stricter to keep more trees in the City.

3. APPROVAL OF MINUTES

a) Comm. Kehoe, supported by Comm. Offerman, made a motion to approve the training session minutes from June 27, 2018, as presented.

YES KEHOE, MYSLINSKI, OFFERMAN, PHILIPS, SARASWAT, SILVERS AND SISOLAK
NO NONE

MOTION APPROVED WITH ABSTENTION BY COMM. JOY

b) Comm. Joy, supported by Comm. Philips, made a motion to approve the regular meeting minutes from July 11, 2018, as presented.

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

NO NONE

MOTION APPROVED WITH ABSTENTION BY COMM. OFFERMAN

c) Comm. Philips, supported by Comm. Kehoe, made a motion to approve the special meeting minutes from August 15, 2018, as presented.

YES KEHOE, MYSLINSKI, OFFERMAN, PHILIPS, SILVERS AND SISOLAK

NO NONE

MOTION APPROVED WITH ABSTENTIONS BY COMM. JOY AND COMM. SARASWAT

4. APPROVAL OF AGENDA

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

MOTION CARRIED UNANIMOUSLY

5. COMMISSIONER COMMENTS

None.

6. PUBLIC HEARING

a) **RZ18-01**: 166 E. Ann Arbor Trail and 639 S. Mill, Zoned B-3, (Rezoning from B-3 to RM-2)

Ms. Elmiger, city planner, presented her analysis. She explained the applicant has requested to rezone the site from general business district (B-3) to multi-family residential (RM-2). The property is 2.92 acres in size with several existing buildings on the site. Ms. Elmiger explained the master plan is the official statement of planning policy and zoning used to assist in the implementation. Redeveloping this site into an RM-2, Multi-Family Residential use makes sense from a number of perspectives. However, Mr. Elmiger was concerned that this use is not supported by the Master Plan, which envisions creating a small commercial node at this intersection or business with residential located on the second floor. Ms. Elmiger recommended the applicant provide more information regarding the unsuitability of this site for commercial uses.

Ms. Elmiger stated if the Planning Commission considers a multi-family zoning more appropriate than commercial zoning, she would then recommend the following:

1. The Planning Commission recommend an amendment to the proposed Master Plan that would be consistent with multi-family residential zoning for the Lumber Mart site, and a similar or change to the four small properties abutting Ann Arbor Trail.
2. The Planning Commission propose rezoning the three remaining B-3 properties abutting Ann Arbor Trail to a less intense use, such as Office or RM-1.
3. The Planning Commission propose rezoning the property to B-1, which offers with a special land use and site plan review to have multi-family residential zoning.

There was discussion on a possible Planned Unit Development (PUD).

Peter Stuhlreyer, Designhaus Architect, made a presentation. Mr. Stuhlreyer stated the owner is a developer and is interested in the properties redevelopment. The existing property has sat vacant for several years and is formerly a lumber supply yard. Given the current market trends, the developer wishes to re-develop the site under the guideline of the RM-2 district into an apartment complex. Mr. Stuhlreyer felt this request is congruent with the Master Plan and current market trends. Mr. Stuhlreyer stated he was not interested in changing to a B-1 with the density and height allowed with that zoning, then have to go for some kind of a variance to accomplish the multi family zoning.

Board Discussion

Commissioner Myslinski asked the applicant what they proposed for the parcel bordering Ann Arbor Trail and specifically asked if this would then be an entrance into the proposed apartment complex and the applicant responded they proposed a smaller building to house the manager, property maintenance and playground along with the entranceway drive.

Public Hearing opened at 7:40pm

Joseph Kott, 387 Adams and 220 E. Ann Arbor Trail, was in favor of the rezoning and asked if the applicant could remove the adjacent vacant home also.

Ed Good, 252 E. Ann Arbor Trail, asked about a possible rezoning of the properties along Ann Arbor Trail and Ms. Elmiger clarified the City may want to look into a possible rezoning .

Public Hearing closed at 7:43pm

Board Discussion

Commissioner Myslinski spoke about the RM-2 zoning, he was in favor of condominiums vs. apartments due to condominiums being more affordable and bringing in new young owners.

Vice-Chair Sisolak reminded the board to focus on the rezoning and not speculate on what may or may not come.

Comm. Kehoe was in favor of the RM-2 project she indicated it borders condominiums and apartments across Mill street, but felt the applicant should go about it in the correct manner.

Comm. Silvers spoke about the worst case scenario would be an apartment building, but he felt the master plan can be changed and we shouldn't be daunted by the process.

Ms. Elmiger spoke about being consistent with the master plan, to accomplish this, it can be rezoned to B-1 then the applicant may apply for a special land use.

Comm. Offerman asked about the B-1 zoning process and John Buzuvis explained if they rezoned to the B-1 zoning they may come back and choose between a special land use or a PUD. The applicant may also need to do a height and/or density variance as well, this being consistent with the master plan. Not following the master plan puts the City at risk and sets a precedence that should be avoided.

Comm. Myslinski asked what the difference is in height with the two zonings and Ms. Elmiger explained B-1 has a maximum of two stories and RM-2 has a maximum of four stories, but with a PUD a deviation can be requested.

Comm. Phillips spoke about sticking to what the request before us is and decide if it's the biggest and best use for the City. Comm. Phillips felt that not every vacant parcel should be residential and the master plan was designed to move some connectivity of retail over into that area. He was not in favor of changing the master plan for whatever comes in the door.

Comm. Myslinski spoke about wanting all the information to make an appropriate decision for the RM-2 rezoning.

Comm. Sisolak spoke about all the years of work put into the creation of the Master Plan and was not in favor of amending the master plan.

There was discussion on the master plan, site uses and the proposed rezoning.

1st Motion

A motion was made by Comm. Phillips, supported by Comm. Offerman, to postpone approval Of RZ18-01, 166 E. Ann Arbor Trail & 639 S. Mill, to the next meeting.

YES OFFERMAN, PHILIPS, AND SARASWAT

NO JOY, KEHOE, MYSLINSKI, SILVERS AND SISOLAK

MOTION FAILS.

2nd Motion

A motion was made by Comm. Myslinski, supported by Comm. Joy, to approve RZ18-01, 166 E. Ann Arbor Trail & 639 S. Mill, for the Rezoning from B-3 to RM-2, as submitted.

YES NONE.

NO JOY, KEHOE, MYSLINSKI, OFFERMAN, PHILIPS, SARASWAT SILVERS AND SISOLAK

MOTION FAILS.

APPROVAL DENIED

7. OLD BUSINESS

None.

8. NEW BUSINESS

None.

9. REPORTS AND CORRESPONDENCE

ZBA request for Planning Commission discussion and consideration of potential FAR regulations in mixed use districts for permitted residential uses.

John Buzuvis explained the discussion at the last ZBA meeting regarding uses within the single-family and two-family mixed use zoning districts where the FAR restrictions do not apply. The ZBA board wanted this brought to the PC, for their consideration. There are not too many homes built within the Mixed Use district, but the board may want the FAR to match all residential zoning districts.

Board Discussion

There was discussion on how the FAR ordinance was working. Ms Elmiger commented that after asking the Building Official if the average home size has come down, he answered, it has come down, they are still bigger than the existing homes, but not nearly as big as they would have been.

John Buzuvis explained what the Community Development Department has seen after the new homes have been built. The homeowner is coming back to have their basements finished to get the extra square footage and more homes now are not being demolished and remain with additions and remodels instead.

There was discussion on lots flooding and Mr. Buzuvis commented some properties depending on their location have challenges with flooding.

Comm. Philips would like the FAR restrictions implemented in all residential uses under any zoning.

There was discussion on acquiring the data on new home sizes and their lot coverage.

Sign Ordinance

Comm. Joy asked about the sign ordinance and City Commissioner, Nick Moroz explained the City Commissioners charged the City staff and Sally Elmiger to work together with the City Commission to research the current sign ordinance for inconsistencies and bring it into compliance, along with a provided memo listing specifically some of the problem areas. Sally Elmiger spoke about having a possible joint meeting with the Planning Commission and City Commission.

10. ADJOURNMENT

Hearing no further business, a motion was made by Comm. Myslinski, supported by Comm. Joy to adjourn the meeting at 8:58 PM.

MOTION APPROVED UNANIMOUSLY