



CITY OF PLYMOUTH
CITY COMMISSION MEETING MINUTES
MONDAY, SEPTEMBER 17, 2018 - 7:00 P.M.
PLYMOUTH CITY HALL COMMISSION CHAMBERS

City of Plymouth
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1. CALL TO ORDER

Mayor Wolcott called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance.

PRESENT: Mayor Pro Tem Colleen Pobur, Commissioners Suzi Deal, Ed Krol, Nick Moroz, Tony Sebastian and Marques Thomey.

ABSENT: Mayor Oliver Wolcott, excused

Also present were City Manager Paul Sincock, City Attorney Bob Marzano, Police Chief Al Cox and various City Department Heads.

Mayor Pro Tem Pobur read a proclamation acknowledging 2018 Fire Prevention Week.

2. CITIZENS COMMENTS

Mike Wright 287 Irvin St. reviewed and provided an update about the Know Our Neighbors Committee. A new exhibit is currently on display at the Plymouth District Library focused on federal housing policies, history, laws, regulations, and events between 1900-1968, and how it relates to and impacted the Metro Detroit community. On September 26 at 6:30 p.m. the Library will host a related roundtable discussion followed by a presentation featuring 2 expert speakers Peter Hammer and Jamon Jordan. In addition Commissioners Nick Moroz and Tony Sebastian are serving on this committee.

Ellen Elliott of 404 Irvin commented that the Fire Department is selling t-shirts for Fire Prevention Week. In order to increase community awareness and support the work of fire fighters and police officers, Penn theater staff will be wearing the fire t-shirts in October along with doing something for the police department in May.

Joe Elliot of 404 Irvin inquired about Hines Park bridges that are closed and when they will be open.

3. APPROVAL OF THE AGENDA

A motion was made by Commissioner Deal and seconded by Commissioner Moroz for approval of the Agenda for Monday September 17, 2018.

MOTION PASSED 6 – 0

4. ENACTMENT OF THE CONSENT AGENDA

- a) Approval of September 4, 2018 Commission Regular Meeting Minutes
- b) Approval of September 10, 2018 Committee of the Whole Special Meeting Minutes
- c) Approval of August, 2018 Bills

A motion was made by Commissioner Moroz and seconded by Commissioner Thomey for approval of the Consent Agenda for Monday, September 17, 2018.

MOTION PASSED 6 – 0

5. COMMISSION COMMENTS

Commissioner Moroz talked about the Miracle League on Saturday and Fairground Park Association block party. He challenged commissioners to attend the Miracle League games-possibly on October 6.

Commissioner Sebastian saw the library display that Mike Wright was speaking about and noted that it is very informative and a great display.

Mayor Pro Tem Pobur talked about recent information that has been available regarding targeted evictions and also how housing deeds in the community and how they still contain old restricted covenant language.

City Manager Sincock addressed the Hines Park bridges question and doesn't anticipate Wayne County moving on it soon. Possibly multiple residents calling the County Executive's office might help. Mayor Pro Tem Pobur will call the County Commissioner to see if there is something that can be done.

6. OLD BUSINESS - None

7. NEW BUSINESS

a) Special Project - City Planner- Redevelopment Ready Community Sign Ordinance Review

RES. #2018-81

WHEREAS The City Commission at their August 20, 2018 Regular Meeting directed the Planning Commission to review, and amend as necessary, the City's Sign Ordinance(s) in its entirety; and

WHEREAS The City Commission directed the Administration to obtain a proposed cost and scope of work for the Special Project from Carlisle/Wortman the City's Planning Consultant for this review and possible amendment; and

WHEREAS Carlisle/Wortman has provided a proposed scope of work and cost estimate in the amount of \$4,930 to complete this special project.

NOW THEREFORE BE IT RESOLVED THAT the City Commission authorizes Carlisle Wortman to provide services for a special project to review and amend, as necessary, the City's Sign Ordinance(s) in conjunction with the City of Plymouth Planning Commission and Leadership Team,

NOW BE IT FURTHER RESOLVED THAT the City Commission authorizes expenditure not to exceed \$4,930, to Carlisle Wortman for this project with authorization for the funds to be taken from 101.101.818.000.

A motion was made by Commissioner Thomey and seconded by Commissioner Moroz for approval of the above resolution.

MOTION PASSED 6 – 0

b) Redevelopment Ready Community Resolution of Intent to Proceed

RES. #2018-82

WHEREAS The City of Plymouth is participating in the MEDC Redevelopment Ready Communities program including entering into a Memorandum of Understanding with the MEDC and undergoing an evaluation of the City's redevelopment practices as reported in the Baseline Report; and

WHEREAS The MEDC has developed a program for certifying Redevelopment Ready Communities and the City of Plymouth desires to achieve that certification by implementing the best practices and strategies for redevelopment recommended in the Baseline Report; and

WHEREAS The program includes evaluating the partnerships with City boards and commissions and organizations related to development including the City Commission, Planning Commission, Zoning Board of Appeals, Downtown Development Authority, and Chamber of Commerce; and

WHEREAS The City of Plymouth is willing to complete the tasks outlined in the Baseline Report.

NOW THEREFORE BE IT RESOLVED THAT the City of Plymouth, through the City Commission, authorizes the implementation of the MEDC recommendations necessary to receive Redevelopment Ready Communities Certification.

A motion was made by Commissioner Deal and seconded by Commissioner Krol for approval of the above resolution.

MOTION PASSED 6 – 0

c) Adoption of City Master Plan

City Manager Sincock reviewed the background of the process related to the City's Master Plan and commended John Buzuvis and Greta Bolhuis for their excellent work on the project.

RES. #2018-83

WHEREAS The Planning Commission completed the Master Plan review as required by Public Act 33 of 2008; and

WHEREAS The Planning Commission held a public hearing to hear comments on the Master Plan; and

WHEREAS The Planning Commission approved the final draft of the Master Plan on August 15, 2018; and

WHEREAS The Planning Commission recommends that the City Commission adopt the Master Plan draft as required by law.

NOW THEREFORE BE IT RESOLVED THAT the City Commission does hereby approve and adopt the Master Plan as required by Public Act 33 of 2008.

NOW THEREFORE BE IT FURTHER RESOLVED THAT the Master Plan is effective immediately upon approval and adoption by the City of Plymouth City Commission.

A motion was made by Commissioner Moroz and seconded by Commissioner Sebastian for approval of the above resolution.

Mayor Pro Tem Pobur and Commissioners Krol, Thomey and Moroz spoke about what an excellent document the new Master Plan is and also commended John and Greta for their outstanding work on the project along with the Planning Commission. Commissioner Krol plans to take the document to the MML Conference to submit to the group.

MOTION PASSED 6 – 0

MASTER PLAN COPY IS ATTACHED AT THE END OF THIS DOCUMENT

8. REPORTS AND CORRESPONDENCE

a) City Commission Liaison Reports

Commissioner Krol reported on 2 items from the Zoning Board of Appeals meeting-

- a - 850 Arthur – Exceed percentage of rear lot coverage - Denied -did not meet criteria of practical difficulty
- b - 1482 Sheridan – Lot split to create two 50 ft parcels - Denied -did not meet criteria of practical difficulty

Commissioner Moroz reported on the Planning Commission:

- a- The board voted against rezoning of the parcel at 166 E Ann Arbor Trail and 639 S. Mill from B-3 to RM-2
- b- There was a request from the ZBA to discuss consideration for potential FAR (Floor to Area Ratio) regulations to be applied to mixed use in districts with permitted residential use.

Commissioner Moroz and Mayor Pro Tem Pobur also think there should now be a review of the impact of the FAR has had since it was implemented.

Commissioner Thomey reported on upcoming events in the community-

Farmers Market on Saturdays in September and October and also a ribbon cutting ceremony on September 27th for Sanctum Sanctorum Comics & Oddities LLC. Commissioner Thomey is organizing an Outlook based calendar that the Commission can use to be aware of events that they can attend in order to increase the presence of the City Commission at community events.

a) Appointments - None

9. ADJOURNMENT

Hearing no further discussion, Mayor Pro Tem Pobur asked for a motion to adjourn. A motion to adjourn was made by Commissioner Krol and seconded by Commissioner Moroz for adjournment of the meeting at 7:29 p.m.

MOTION PASSED 6 – 0

Oliver Wolcott, Mayor

Maureen A. Brodie, City Clerk