



# City of Plymouth

## Zoning Board of Appeals Agenda

Thursday, September 5, 2019 - 7:00 p.m.  
City Hall Commission Chambers

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City of Plymouth  
201 South Main  
Plymouth, Michigan 48170

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Phone 734-453-1234 x 232

- 1) **CALL TO ORDER**
  - a) Pledge of Allegiance
  - b) Roll Call
- 2) **CITIZEN COMMENTS**
- 3) **APPROVAL OF THE MINUTES**
  - a) Approval of the August 1, 2019 Meeting Minutes
- 4) **APPROVAL OF THE AGENDA**
- 5) **OLD BUSINESS**
- 6) **NEW BUSINESS**

Z19-11: 1341 Palmer, Rear yard setback
- 7) **COMMISSIONER COMMENTS**
- 8) **REPORTS AND CORRESPONDENCE**
- 9) **ADJOURNMENT**

Citizen Comments - This section of the agenda allows up to 3 minutes to present information or raise issues regarding items not on the agenda. Upon arising to address the Commission, speakers should first identify themselves by clearly stating their name and address. Comments must be limited to the subject of the item.

Persons with disabilities needing assistance should contact the City Clerk's office at 734-453-1234 Monday through Friday from 8:00 a.m. -4:30 p.m., at least 24 hours prior to the meeting. An attempt will be made to make reasonable accommodations.

# City of Plymouth Strategic Plan 2017-2022

## GOAL I - QUALITY OF LIFE

### OBJECTIVES

1. Support the neighborhoods with high-quality customer service
2. Engage in collaboration with private entities and surrounding municipalities to implement the [Joint Recreation Master Plan](#)
3. Improve communication with the public across multiple platforms
4. Maintain a high level of cleanliness throughout the City
5. Support and host a diverse variety of events that foster community and placemaking

### ONE YEAR TASKS 2019-2020

- Restore operations for recreation programs after Hines Park bridge repairs are completed
- Explore funding and partnership opportunities to increase and enhance pedestrian crossings
- Finalize [City website](#) update
- Develop and adopt a Master Plan for Kellogg Park, including the fountain
- Develop and implement strategy to market sponsorship opportunities to improve publicly owned assets
- Draft and approve amendments to [Tree Ordinance](#) to clarify implementation, enforcement, and scope

## GOAL II - FINANCIAL STABILITY

### OBJECTIVES

1. Approve balanced budgets that maintain fiscal responsibility
2. Advocate for increased revenue sharing with the State of Michigan
3. Encourage and engage in partnerships, both public and private, to share costs of services and equipment
4. Address the issue of legacy costs
5. Seek out and implement efficient and effective inter-departmental collaboration
6. Market our successes to attract new economic and investment opportunities

### ONE YEAR TASKS 2019-2020

- Continue to support [Michigan Municipal League \(MML\)](#) efforts to [coordinate state initiatives](#) related to revenue sharing with municipalities
- Increase awareness of and support the [MML Save MI City campaign](#)
- Target revenue enhancements that support large capital projects, including grants and millages
- Explore internal and external potential for supplemental funding of legacy costs
- Develop a plan for capital improvement funding projects and purchases
- Explore enhanced investment opportunities

## GOAL III - ECONOMIC VITALITY

### OBJECTIVES

1. Continue to support and improve active, vibrant downtown branding
2. Support community and economic development projects and initiatives
3. Support a mix of industrial, commercial and residential development
4. Reference the [Master Plan](#) in economic decision-making

### ONE YEAR TASKS 2019-2020

- Complete and approve the [DDA Master Plan](#)
- Address and implement recommendations in the [Redevelopment Ready Communities baseline report](#)
- Develop and approve city-wide economic development strategies (Saxton's property, parking system, connections between Old Village and the DDA, Bathey property remediation and development, 240 N. Main, Lumber Mart site)
- Identify other properties of significance to the economic development strategy
- Complete a community survey
- Increase collaborations with partners in the community
- Administer the City's [Master Plan](#) using implementation matrix ([Appendix Table 5](#))

## GOAL IV - SERVICE AND INFRASTRUCTURE

### OBJECTIVES

1. Support administration and staff by providing professional development opportunities, supplying resources, and maintaining a commitment to recruitment, retention and succession planning
2. Support and deliver safe and responsive emergency services
3. Maintain a sophisticated and responsive technology to communicate and manage data
4. Continually record, maintain, update, and improve City infrastructure

### ONE YEAR TASKS 2019-2020

- Begin implementation of parking recommendations for City parking system
- Develop and utilize consistent message and branding across all platforms
- Develop and approve of plan for future delivery of emergency services
- Implement infrastructure asset management plan
- Approve agreement on sanitary sewer with [Western Township Utilities Authority \(WTUA\)](#)



**City of Plymouth**  
**Zoning Board of Appeals Meeting Minutes**  
201 S. Main Street Plymouth, MI 48170  
Thursday, August 1, 2019, 7:00 PM

**1. CALL TO ORDER**

Vice-Chair Elliott called the meeting to order at 7:00 PM.  
The Board said the Pledge of Allegiance.

PRESENT: Jim Burrows, Ed Krol, Scott Silvers, Mike Devine, Joe Elliott  
ABSENT: Kara Giummo

Also present was Assistant Community Development Director Greta Bolhuis and City Commission Liaison Tony Sebastian.

**2. CITIZEN COMMENTS**

None.

**3. APPROVAL OF THE MEETING MINUTES**

A motion was made by Comm. Silvers and seconded by Comm. Krol for approval of the July 11, 2019 meeting minutes as presented.

MOTION PASSED UNANIMOUSLY

**4. APPROVAL OF THE AGENDA**

A motion was made by Comm. Burrows and seconded by Comm. Devine for approval of the agenda.

MOTION PASSED UNANIMOUSLY

**5. OLD BUSINESS**

None.

**6. NEW BUSINESS**

**A) Z19-10: 1341 Palmer, Non-Use Variance, Rear yard setback, Zoned R-1**

Vice-Chair Elliott read the administrative review from the city.

Rick Ward, applicant, presented his case. He explained that the Shipleys need the rear yard setback variance to construct an addition to accommodate a first-floor bedroom, wheelchair accessible bathroom, and closet with first floor laundry room. He explained that the first floor needs to be reconfigured to allow for wheelchair accessibility.

Bob Shipley, owner, explained his case. He explained the variance would not be for the entire width of the backyard.

**Citizen Comments**

None.

## **Board Discussion**

Comm. Silvers explained that the variance rides with the land, not the structure, and he believed the variance request was based on a design decision. He believed that the proposed addition could be shifted into the existing living room, rather than expanding into the rear yard setback, which required the variance request. He believed the design goals could be accomplished within the restrictions of the ordinance.

Mr. Shipley explained that the design was based off required clearance for a wheelchair. He explained that there would not be quality of life in the house if the living room was removed to accommodate the bedroom.

Mr. Ward explained that the owner is trying to modify his home to stay in Plymouth. He explained that the variance was based on their hardship, not design desire.

Comm. Krol asked if the kitchen was ADA compliant. It was clarified that ADA compliance is not required for residential properties.

Mr. Shipley explained that 5-feet of clearance is the guideline and was utilized in the design presented.

The Board discussed adding conditions to the variance, if it were to be granted.

Vice-Chair Elliott stated that the project is limited by floor area ratio, so the home's footprint was limited for future development.

Comm. Devine shared Comm. Silvers concerns. He believed it was reasonable to have two living spaces. He explained that the board's responsibility is to scrutinize the amount of variance that is requested. He believed that 12-feet was too much and that there was still latitude in the design.

The Board discussed tabling the request and alternative designs including use of the upstairs.

A motion was made by Comm. Devine, seconded by Comm. Krol, to approve Z19-10 1341 Palmer with conditions. The variance is for 12 feet to allow a first-floor addition to be constructed within the rear yard setback. The variance has the following conditions: the variance pertains only to the footprint shown on the plans and shall not exceed a single-story. The finding of fact is that the existing home does not allow for quality of life standard of living expected in the community.

MOTION DENIED 0-5.

## **7. COMMISSIONER COMMENTS**

Comm. Devine commended the board on a great motion during the previous month's meeting.

The Board discussed Washington state's decision to eliminate single-family zoning state-wide and the potential impacts on cities like Portland.

Comm. Krol told the board that the new flag in the Commission Chambers flew over the White House and was a gift from Congresswoman Haley Stevens.

## **8. REPORTS AND CORRESPONDENCE**

None.

## **9. ADJOURNMENT**

Hearing no further business, a motion was made by Comm. Krol, supported by Comm. Burrows to adjourn the meeting at 7:51 PM.

MOTION PASSED UNANIMOUSLY



RECEIVED

Z19-11 1341 Palmer  
Rear Yard Setback  
ZBA Mtg 9/5/19

AUG 16 2019

CITY OF PLYMOUTH  
COMMUNITY DEVELOPMENT

## DIMENSIONAL (NON-USE) VARIANCE APPLICATION

### Community Development Department

201 S. Main Street Plymouth, MI 48170 Ph. 734-453-1234 ext. 232

Website: [www.plymouthmi.gov](http://www.plymouthmi.gov)

Type of Variance Request: DIMENSIONAL – Common regulations subject to dimensional (non-use) variance requests: setbacks, signs, height, parking regulations, lot coverage, and bulk or landscaping restrictions. Uniqueness: odd shape, small size, wetland, creek, natural features, big trees or slopes.

1341 PALMER 8/15/2019  
Address of Property Date of Application

CONDILU DESIGN BUILD ROBERT SHIPLEY  
Applicant Name Property Owner

1341 PALMER, PLYMOUTH MI 48170  
Address City State Zip

CDB@CONDILUDESIGNBUILD.COM 734-414-1500  
Email Phone

#### Three Basic Functions of the ZBA:

1. Interpreting the zoning ordinance (text and map) and nonconforming situations.
2. Deciding appeals on administrative decisions, special land uses, or PUDs.
3. Granting variance requests.

#### Standards for Dimensional (Non-Use) Variance: [Click here to see full ordinance language.](#)

1. Ordinance unreasonably prevents the owner from using the property for what it is zoned
2. Variance will do substantial justice to the applicant, and the surrounding community
3. Problem is due to the unique circumstances of the property
4. Problem is not self-created

A quorum (3 members) is required for approval of all non-use variance requests.

The Zoning Board of Appeals meets the first Thursday of each month at 7:00PM. The completed application and necessary/applicable plans must be filed with a fee of \$250.00 for single family projects or \$500.00 for multi-family and non-residential. Visit the City's website for submittal deadlines and meeting dates: [Zoning Board of Appeals](#). Ten (10) copies of the application and plans including but not limited to survey, plot map, building plans, and photos are encouraged at submittal.

The Zoning Board of Appeals will not accept incomplete applications. Signature of property owner and applicant, as well as notarization is required for every application. There are notaries located in City Hall. The Community Development Department has the right to remove an item from the agenda due to incompleteness.















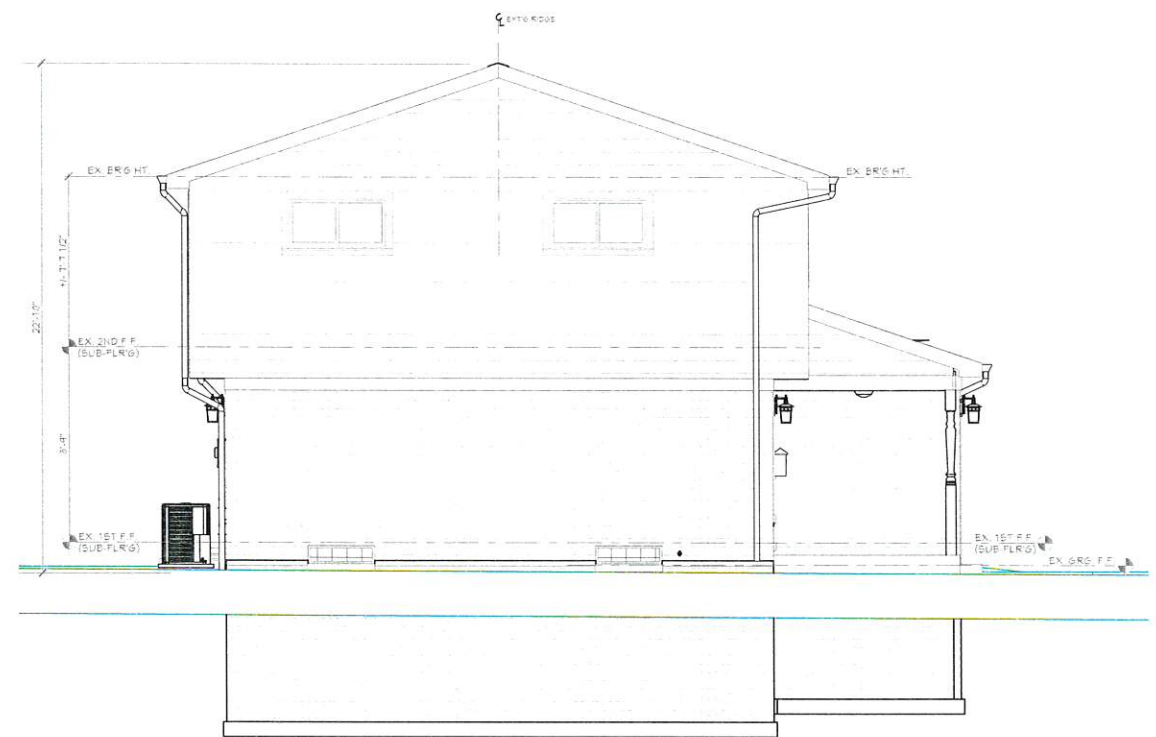




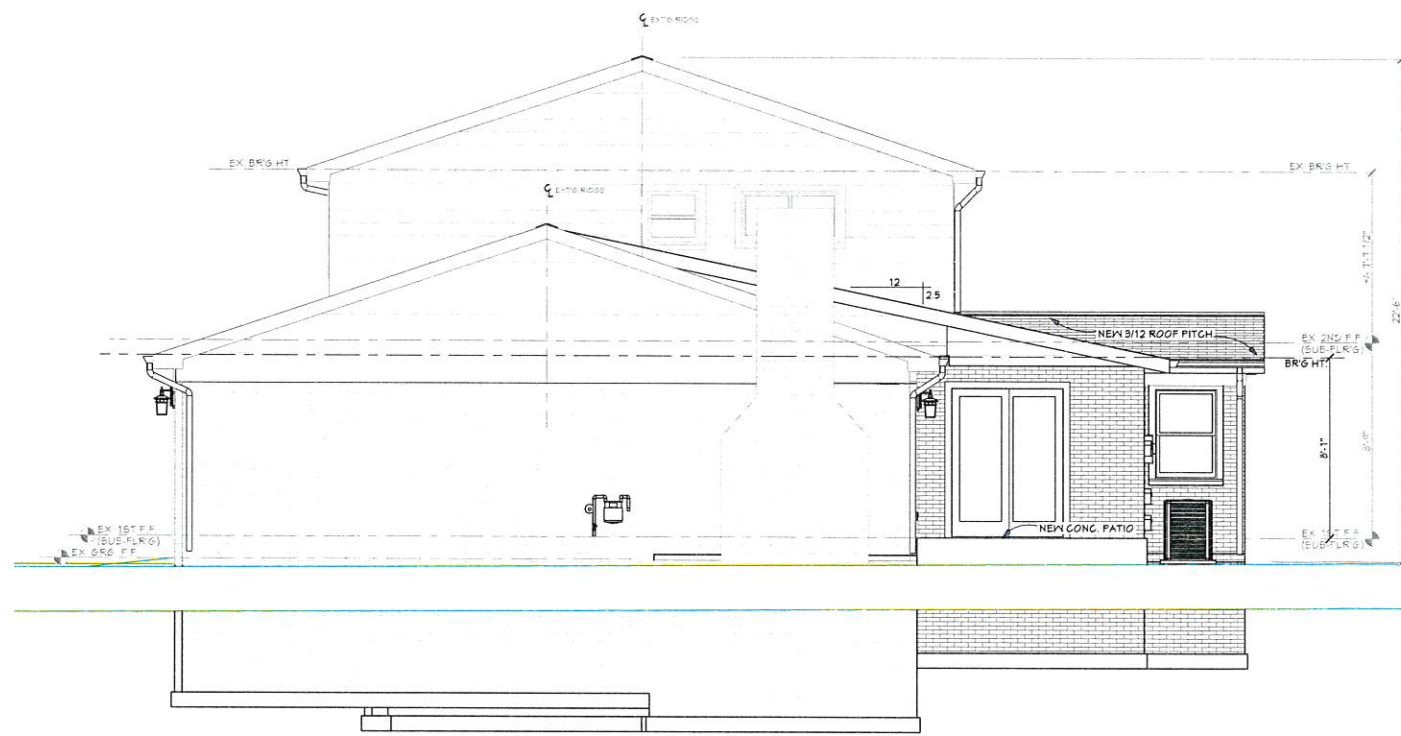




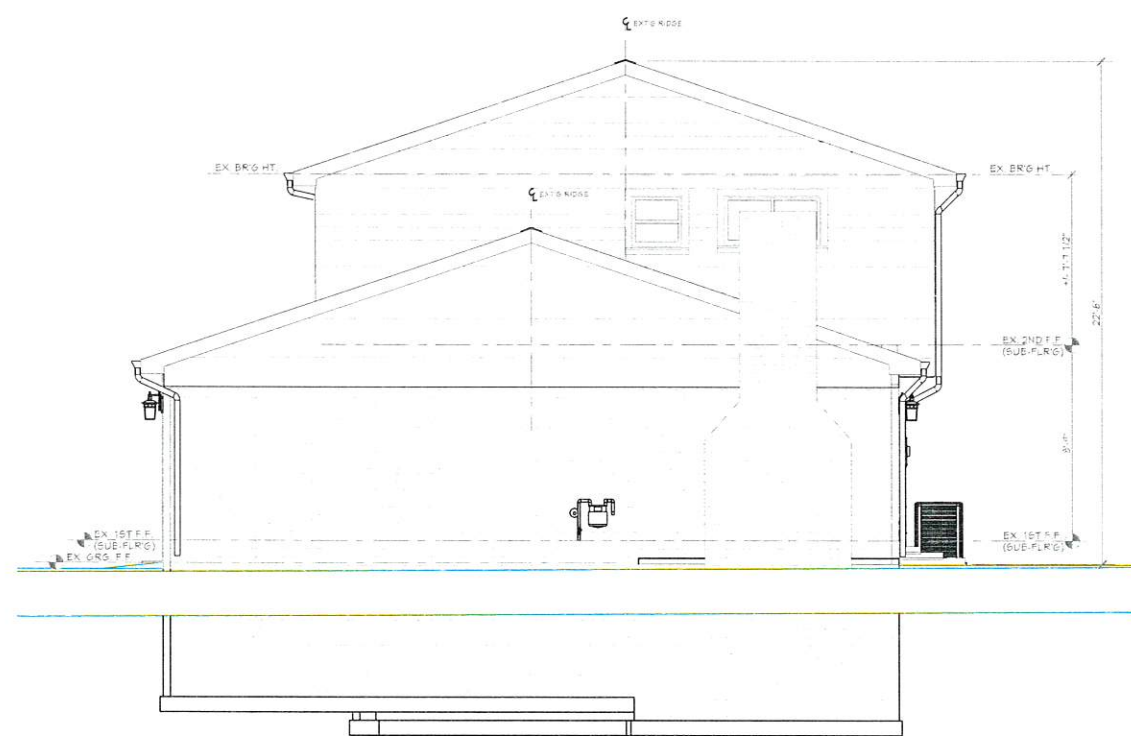
**NEW LEFT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



**EXISTING LEFT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



**NEW RIGHT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



**EXISTING RIGHT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"

