



City of Plymouth

Planning Commission Meeting Minutes

Wednesday, April 10, 2019 - 7:00 P.M.
City Hall Commission Chambers

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

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1. ROLL CALL

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

PRESENT: Shannon Adams, Joseph Hawthorne, Tim Joy, Jennifer Kehoe, Chuck Myslinski, Adam Offerman, Hollie Saraswat, Scott Silvers (arrived at 7:05 pm), and Karen Sisolak.

Also present was Greta Bolhuis, Community Development Assistant Director, Sally Elmiger, Planning Consultant, and Nick Moroz, City Commission Liaison.

2. CITIZEN COMMENTS

Katie Langston, 413 Adams, asked about the PARC property that is for sale. She was directed to speak to the City Commission.

Caroline Buchanan, 984 York, was interested in developing the property adjacent to hers that is for sale. She was directed to speak with the Community Development department.

Nick Moroz, 240 Burroughs, stated the PARC organization is interested in selling the greenspace to fund improvements and further development of the building.

3. APPROVAL OF MINUTES

a) Comm. Kehoe, supported by Comm. Offerman, made a motion to approve the regular meeting minutes from February 13, 2019.

MOTION CARRIED UNANIMOUSLY

b) Comm. Joy, supported by Comm. Hawthorne, made a motion to approve the study session minutes from March 13, 2019.

MOTION CARRIED UNANIMOUSLY

4. APPROVAL OF AGENDA

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

MOTION CARRIED UNANIMOUSLY

5. COMMISSIONER COMMENTS

Comm. Joy stated he attended the Redevelopment Ready Communities Best Practices 1, 2, 3 training with Comm. Silvers and Chair Sisolak.

6. PUBLIC HEARING

a) **SP19-01**: 305 Fleet (306 S. Main), Zoned B-2, (Special Land Use & Site Plan Review)

Roman Bonislawski, architect, presented the project. He explained that they would like to create a small lounge/bar in the lower level of 306 S. Main which has an entrance off Fleet Street. He explained one half will

be a bar with seating. He explained the other half will be a lounge area with a food component and possibly some live entertainment such as a single musician. He explained that the only façade change is the rear entrance awning and sprucing up the entrance. Mr. Bonislowski responded to the Planning Consultant's and Fire Marshal's written comments. He explained the second means of egress is located through the rear entranceway onto Penniman and that it has fire suppression. He clarified that there will be no signage for the business on S. Main Street. Mr. Bonislowski stated that noise will not be an issue as any noise will be trapped within the facility due to the long entranceways. He stated that if the proposed project must pay in lieu of the deficient 21.5 parking spaces the project would likely not be able to move forward. He believed that the proposed use does not jeopardize any other businesses in the area because it is not a large space and has a relaxing setting. He explained that the nature of the speak-easy is to be subtle and hidden within the basement.

Public Comments

The Public Hearing was opened at 7:27 p.m.

Ellen Elliott, 404 Irvin, stated having enough parking within the downtown is a large concern to the DDA and the City Commission. She spoke in favor of the concept and project but wanted the board to consider parking.

Paul Salloum, owner of 306 S. Main, stated the project will not bring in new people to the City. He stated it will bring patrons from other local businesses looking for a quieter environment to enjoy a drink in a lounge type area. Mr. Salloum believed the busy time for this establishment would be 10 p.m. to 12 a.m. He explained that the lower level was formerly used as a meeting place for the Masons where 200 to 250 people would be in attendance. He believed that there were additional parking credits and would look at his records.

The Public Hearing was closed at 7:32 p.m.

Ms. Elmiger, Planning Consultant, presented her review. She explained the applicant is proposing to expand the use of the existing building by adding a bar/lounge in the lower level. She explained a bar/lounge is a special land use which requires review of the use and site plan. Ms. Elmiger explained the lower level is accessed from Fleet Street at the rear of the existing building. She stated the bar/lounge will accommodate up to 76 people, including employees.

Special Land Use

Ms. Elmiger explained the criteria for special land use as listed in the ordinance. She determined the following:

- The bar/lounge use is consistent with the Master Plan.
- The current liquor license will need to be updated if this use is approved.
- The proposed exterior modifications are cosmetic in nature.
- The operation times are consistent with the surrounding bars.
- The project will be compatible with adjacent uses of land.

Ms. Elmiger stated the special land use section has additional criteria for bars and lounges that, in her opinion, have all been met. Ms. Elmiger stated except for the parking requirements the proposed use meets the special land use standards of the ordinance.

Site Plan

Ms. Elmiger determined that 35 spaces are required to accommodate each use within the building. She stated the City has documentation showing the property owns 13.5 parking credits. Ms. Elmiger reviewed the Institution of Transportation Engineers (ITE) parking requirements and found the number of parking spaces required by ITE is consistent with the Zoning Ordinance requirements. Ms. Elmiger explained the ordinance does allow the Planning Commission to modify the number of parking spaces required but that decision must be based upon evidence that indicates another standard would be more reasonable. She stated that if the applicant can provide evidence that the Planning Commission agrees with which justifies a lesser number of spaces, then that number of spaces should be a condition of the approval. She explained the City Commission

has the final approval on payment in lieu of parking for any remaining deficiencies.

Board Discussion

Chair Sisolak asked if a problem with the liquor license approval would hold up the proposed project. Ms. Elmiger stated it would. Chair Sisolak felt that the liquor license approval should be a condition, in addition to resolving the number of parking spaces.

Comm. Kehoe asked for the hours of operation of Greek Islands and the salon. Stefan Stefanakis, applicant and business owner stated Greek Islands is open Monday through Sunday from 8:00 a.m. to 9:00 p.m. He said the salon is open Tuesday and Wednesday until 9:00 p.m. and until 6:00 p.m. the remainder of the week and is closed on Sunday.

Comm. Myslinski asked for clarification on the parking numbers. Ms. Elmiger stated that 35 parking spaces are required, and they are currently deficient by 21.5 spaces.

Comm. Silvers asked about the previous use and parking requirements. Ms. Elmiger stated that likely the use was minimal and additionally parking was not required.

Comm. Saraswat felt the salon was not a high-volume use.

Comm. Myslinski asked what payment in lieu of parking costs. It was confirmed to be \$10,000 per space.

Comm. Adams asked if the Planning Commission has made an exception to parking requirements in the past.

Comm. Kehoe felt that requiring a new business to spend \$200,000 on parking spaces was unwelcoming and that parking should be a shared expense.

City Commission Liaison, Nick Moroz explained the special assessment process.

The Board discussed businesses that have expanded or been established in the City and what was required related to parking.

Comm. Myslinski felt that between 5:00 p.m. and 6:00 p.m. would be the overlap timeframe for parking. He believed that the remainder of the operating hours would not necessarily need additional parking. He suggested considering the hours of operation for the required parking calculations.

Chair Sisolak did not want the Planning Commission to act too fast to eliminate parking requirements. She warned the board to be careful when they are rationalizing.

Comm. Silvers asked if the hours of operation of the businesses within the building were considered in the calculations. Ms. Elmiger stated that the parking requirements are for the building as a whole.

Comm. Saraswat felt the deficient 21.5 parking spaces was onerous and unfair.

The Board further discussed the parking requirements.

Stefan Stefanakis explained the proposed business would be closed three days a week and the hours would be 5:00 p.m. until 1:00 a.m. He stated Greek Islands closes by 9:30 p.m. Mr. Stefanakis explained he is at the restaurant every evening and he believed parking is busiest at 7:00 p.m.

Comm. Silvers asked about the secondary egress. The applicant explained the basement and rear entryway is fire suppressed.

Ms. Elmiger read the section of the ordinance (Sec. 78-270 (10) (c)) which gives the Planning Commission permission to reduce the number of required spaces. It was confirmed the applicant will need to provide the Planning Commission with evidence so they can justify a reduction to the parking requirement.

Chair Sisolak explained that the Planning Commission could make a recommendation to the City Commission for reduction of spaces, but the City Commission makes the final decision.

A motion was made by Comm. Kehoe, supported by Comm. Offerman, to postpone SP19-01, 305 Fleet, Special Land Use and Site Plan Review.

MOTION CARRIED UNANIMOUSLY.

7. OLD BUSINESS

a) Adoption of 2019 Planning Commission Goals

The Board discussed the draft goals for 2019.

1. Develop a Master Plan Overview Presentation and present to all City Boards and Commissions to gain alignment and commitment towards utilization during and prior to their respective decision making. This goal will be led by Comm. Saraswat and assisted by Comm. Hawthorne, Comm. Kehoe, and Chair Sisolak.
2. Review and update zoning districts to align with the Master Plan and review list of uses within each district. This goal will be led by Comm. Kehoe and assisted by Comm. Joy and Comm. Offerman.
3. Collaborate with the City Commission and other City boards to create a comprehensive non-motorized plan and implement tactical steps as opportunities are identified. This goal will be led by Comm. Myslinski.
4. Research the use of form-based codes and overlay districts in the appropriate areas identifying appropriate incremental changes for a pilot implementation of form-based coding principles. This goal will be led by Comm. Silvers along with Comm. Adams and Chair Sisolak.

The board decided to return next month to complete the revision of goal two.

b) Sign Ordinance Review – Sec. 78-225, General Conditions

Ms. Elmiger responded to last month's questions about signage versus artwork and painted signs. She explained that if someone must read the content to understand if something is a sign or artwork then a decision is made based on content which is not consistent with the Supreme Court's ruling. Ms. Elmiger stated most communities do not allow a sign painted on a building. She explained that if painted signs were permitted it likely could not exceed 25 square feet, which could make the sign look out-of-scale with the building façade. The Board discussed painted signs and spoke generally in favor of painted signage.

Comm. Adams left at approximately 9:10 p.m.

The Board made the following changes to Sec. 78-225:

- Marquee Signage add language to the illumination section.
- Sec. 78-225 (b) (5) Illumination delete "except that movement showing the date, the time, and the temperature exclusively may be permitted".
- Sec. 78-225 (b) (8) Illumination move the sentence "Neon lighting is prohibited outside of the sign structure and shall not be permitted as accent lighting along a building wall or window." to the lighting ordinance.

8. NEW BUSINESS

None.

9. REPORTS AND CORRESPONDENCE

Comm. Offerman asked the board to review and correct his email address in their contacts.

10. ADJOURNMENT

Hearing no further business, a motion was made by Comm. Hawthorne, supported by Comm. Silvers to adjourn the meeting at 9:40 PM.

MOTION APPROVED UNANIMOUSLY