



City of Plymouth  
Planning Commission Meeting Minutes  
Wednesday, June 12, 2019 - 7:00 P.M.  
City Hall Commission Chambers

City of Plymouth  
201 S. Main  
Plymouth, Michigan 48170

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Phone 734-453-1234  
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## 1. ROLL CALL

Chair Sisolak called the meeting to order at 7:01 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, and Karen Sisolak.

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

## 2. CITIZEN COMMENTS

No comments from the audience.

## 3. APPROVAL OF MINUTES

a) Comm. Joy, supported by Comm. Silvers, made a motion to approve the regular meeting minutes from May 8, 2019.

MOTION CARRIED UNANIMOUSLY

## 4. APPROVAL OF AGENDA

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

MOTION CARRIED UNANIMOUSLY

## 5. COMMISSIONER COMMENTS

No comments from the Commissioners.

## 6. OLD BUSINESS

a) **SP18-03**: 471 W. Ann Arbor Trail, Zoned B-1, Local Business (Revised Site Plan Review)

Larry Gadd, attorney representing the applicants, requested this review be postponed to the August meeting, to allow time to address the Planner's comments.

Comm. Silvers, supported by Comm. Hawthorne, made a motion to postpone SP18-03, 471 W. Ann Arbor Trail to the August 14, 2019 meeting.

MOTION CARRIED UNANIMOUSLY

- b) Sign Ordinance Review: Sec. 78-226 Permanent Sign. (Continued)
  - h.) Marquee Sign, i.) Menu Board or Order Board Sign, j.) Portable A-Frame Sign,
  - k.) Projecting Sign, l.) Wall Sign, m.) Window Sign, Interior.

Ms. Elmiger explained she has made the revisions as requested at the May meeting. The second half of the permitted Permanent Signs section was revised as presented.

Ms. Elmiger went over the four amendments from her review, as follows:

1. The Sign, festoon definition was modified to eliminate the phrase “incandescent light bulbs.”
2. The Sign, neon definition was modified to add the phrase “...including faux or simulated neon.”
3. Under Section 78-223 Signs Not Permitted, we modified the description of string lighting to read: “String lighting used to attract attention to a commercial use or building.”
4. Under Section 78-226 Permanent Signs, we re-formatted the table for the allowable number of freestanding signs so that the regulations pertaining to each zoning district is clearer.

### **Board Discussion**

The board members had discussion and suggested clarifications and amendments to the presented proposed language and specifically discussed the following items:

- Adding subheadings to the charts under 78-226 to clarify that the charts contained therein are to be used in conjunction with one another
- Temporary signs will be reviewed next month (July)
- Clarification on electrical means- specifically are solar powered signs illuminated- it was determined they are considered illuminated
- Distance from the wall a “wall sign” as defined is permitted to protrude from the wall
- Maximum square footage allowed specifically in industrially zoned properties- Fuyao sign size variance specifically discussed
- The allowable means to attach a projecting sign to the building/structure
- Internally illumination of signage and the character/aesthetics of signage
- Creating standards that do not increase the number of variances sought for signage

### **Citizen Comments**

Ellen Elliott, 404 Irvin, asked about A-Frame signage in the downtown area and suggested changing the wording of (j), 1-(a), to read “clear/unobstructed”.

The July meeting signage portion will consist of: Section 78-227. Temporary Signs

## **7. NEW BUSINESS**

None.

## **8. REPORTS AND CORRESPONDENC**

Chair Sisolak asked about attendance for a meeting quorum at the next July 10<sup>th</sup> meeting.

## **9. ADJOURNMENT**

Hearing no further business, a motion was made by Comm. Myslinski, supported by Comm. Hawthorne to adjourn the meeting at 8:02 PM.

MOTION APPROVED UNANIMOUSLY