



City of Plymouth

Planning Commission Meeting Minutes

Wednesday, January 8, 2020 - 7:00 P.M.
City Hall Commission Chambers

City of Plymouth
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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: Joe Hawthorne, Tim Joy, Jennifer Kehoe, Shannon Adams, Adam Offerman, Hollie Saraswat, and Karen Sisolak.

ABSENT: Chuck Myslinski, Scott Silvers

Also present was John Buzuvis, Community Development Director; Doug Lewan, Planning Consultant; Nick Moroz, City Commission Liaison; and Kelly O'Donnell, City Commission Liaison.

2. CITIZEN COMMENTS

None.

3. APPROVAL OF MINUTES

a) Comm. Joy, supported by Comm. Hawthorne, made a motion to approve the regular meeting minutes from December 11, 2019.

MOTION APPROVED 7-0

4. APPROVAL OF AGENDA

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

MOTION APPROVED 7-0

5. ELECTION OF OFFICERS

Comm. Joy nominated Comm. Sisolak to be Chairperson for the 2020 calendar year. There were no other nominations.

MOTION APPROVED 7-0

Chair Sisolak nominated Comm. Kehoe to be Vice-Chairperson for the 2020 calendar year. There were no other nominations.

MOTION APPROVED 7-0

6. COMMISSIONER COMMENTS

Chair Sisolak explained that the Saxton's purchase agreement was conditionally approved by the City Commission on January 6 and is available to review on the City's website, pages 84-106.

Comm. Kehoe encouraged the Board to review the purchase agreement. She explained it included information on ingress and egress, but that additional safeguards needed to be put into the final PUD agreement.

7. PUBLIC HEARING

a) Parks and Open Space District Text and Rezoning

Comm. Kehoe explained the process and reasoning for writing the parks and open space district ordinance language and rezoning the city-owned parks and open spaces.

Chair Sisolak opened the public hearing at 7:11 PM.

There were no public comments.

Chair Sisolak closed the public hearing at 7:12 PM.

Chair Sisolak thanked Comms. Kehoe, Offerman, and Joy for their work on the sub-committee.

A motion was made by Comm. Joy, seconded by Comm. Offerman, to recommend the approval of the final draft of the Parks and Open Space Ordinance and be forwarded to the City Commission for their review.

MOTION APPROVED 7-0

8. OLD BUSINESS

a) PUD 19-02: 230 Wilcox (Wilcox Mill), Preliminary PUD Review, Zoned R-1

Comm. Kehoe rescued herself due to a conflict of interest.

Steven Estey, land use attorney, presented his case. He explained that their resubmission aims to clarify and address the concerns brought up by Ms. Elmiger's report and the Board's discussion. He explained those items specifically include the tree inventory, the elevation of the proposed Quonset hut, the pertinent provisions from Wayne County's approval of the sale, an updated wetland delineation determination report, the list of community project partners, the Secretary of the Interior Standards for Rehabilitation, labeling the abutting uses, clarifying the interior kitchenette plan, reducing the size of the proposed building, and the parking area to the north along Wilcox was moved back and vegetative screening was added. Mr. Estey addressed the concerns outlined in the CWA report. He explained that the EGLE application was provided and necessary notations were changed. He stated that they have no objection to obtaining a floodplain permit, if required. He explained that the restrictions that are in the purchase agreement will be handled by virtue of the deed at closing and enforced by those that can enforce them, i.e. the County. Mr. Estey explained that the events and leasing of the space is required to make the project economically viable. He stated that this mill project is unlike other throughout the county in that it does not have a restaurant or a commercial retail space so they want the ability to do as many events as the market will support. He explained they're not aware of any contamination on site, but they would provide information if it became available. Mr. Estey explained that the banked parking was critical for outdoor events. He suggested that outdoor events could be held on the site to the extent that parking would accommodate it, but no events that exceed the available parking can be held until the bank parking is constructed. He explained the additional screening for the circulation drive would be installed so as not to impede the clear sight vision for vehicles entering and exiting the circulation drive. He explained that the suggested sidewalk addition down the hill on Wilcox was challenging due to topography and is cost prohibitive. Mr. Estey explained that the size of the additional principal building has been reduced and designed to pay homage to the post-WWII industrial history of the site. He showed the Board architectural renderings of the additional story on the mill building.

Citizen Comments

Ellen Elliott, 404 Irvin, spoke in favor of and gave background on the proposed Quonset hut. She explained the history of the design and how it fits with the Henry Ford and industrial history of the site.

Wendy Harless, 11677 Morgan Avenue, Plymouth Preservation Network, explained that historic buildings are expensive. She spoke in favor of allowing revenue generating activities and events like gallery openings and renting the venue out for special events in order to generate revenue to maintain the historic building.

Board Discussion

Comm. Offerman spoke favorably about the project and its public benefit. He wanted to have some restrictions for parking related to events.

Chair Sisolak mentioned the deviation that they're asking for is the third story.

Comm. Offerman did not have a problem with the proposed third story.

Comm. Joy did not feel it was the Board's place to limit the applicant's business model. He felt the restriction on parking would be more than adequate and allow them to succeed.

Comm. Adams agreed and asked what the Board's concern was with the parking.

Chair Sisolak explained that the parking issue was something that came up in Ms. Elmiger's second review.

Mr. Lewan explained he spoke with Ms. Elmiger and her concerns about parking came from the potential intensity and concern that with large events and that visitors may need to park off-site.

Comm. Adams believed that the City has events all the time and tolerates an overflow of parking. He asked if there was a difference between an event at this location or one downtown.

Mr. Lewan explained that in town there are sidewalks and on-street parking, but that on Wilcox there's just a shoulder and pedestrians need to be protected.

Chair Sisolak asked if "No Parking" signs could be installed on Hines Drive.

Mr. Buzvuis confirmed that parking is prohibited on the shoulder of Hines Drive but that sometimes the County will allow shoulder parking during events.

The Board discussed capacity limits and off-site parking.

Comm. Adams felt that the capacity would already limit the necessity for additional parking. He wanted the building to be restored and used. He wanted to move the project forward even with a potential parking inconvenience.

Chair Sisolak asked if the park closed on Saturdays. It was confirmed that that occurs in Livonia.

Comm. Joy asked if the circulation drive on the Wilcox side was only a drop-off zone and that vehicles would not be parked in front of the building. The applicant confirmed.

Comm. Saraswat believed it was part of the Board's responsibly to ensure the property was properly parked and did not want to leave it to the County to figure out because it was their right-of-way.

Chair Sisolak stated the review finds a parking deficiency but she believed the intensity of use was a little vague. She believed that the site is constrained by the building and its 60-person capacity. She asked if the intensity of the use changed, would the applicant have to come back to the Board. This was confirmed.

Comm. Saraswat asked what qualified as an intensification of use. It was explained that an increased intensity which may include additional parking required, occupancy, or public utility impact.

Chair Sisolak believed that the minimum PUD criteria was exceeded by the historical rehabilitation and adaptive reuse, the substantial sized park including sculptures and bike repair station, and the preservation of the wetlands. She asked if the greenhouse space would be rented and used as a source of revenue.

Greg Hoffman, applicant, explained there were a few options including a potential partnership with Westborn Market for herb gardens, but that it will likely be used as a community garden with pollinator gardens.

The Board briefly discussed the third story, banked parking, and outdoor events.

Mr. Estey explained that the hope would be to have people there without having to utilize the bank parking, but they don't want to be precluded from having those events. He explained they do not want the site to be over-parked.

A motion was made by Comm. Joy, seconded by Comm. Offerman, to set a public hearing notice for PUD19-01, 230 Wilcox, for February 12.

MOTION APPROVED 6-0

Comm. Kehoe rejoined the Board.

9. NEW BUSINESS

a) 2020 Planning Commission Goals

Chair Sisolak presented her ideas for the 2020 goals:

1. To create the new zoning districts that are necessary in order to bring the zoning map in line with the master plan and to update the permitted uses matrix.
2. Conduct Planning Commission training session on the process for zoning changes (text and rezoning).
3. Review and update the Master Plan and add a chapter on form-based codes including overlay districts.
4. Adopt a complete streets policy

City Comm. Moroz gave an update on the City Commission's strategic goals and the specific instruction to develop a non-motorized plan including bike lanes.

Chair Sisolak suggested adopting a complete streets policy and suggested reviewing the Michigan Complete Street Coalition.

Comm. Saraswat wanted everyone on the Board to receive further education on form-based codes. She suggested focusing the goals on zoning and form-based codes.

Comm. Kehoe explained that the sub-committee's 2019 efforts started with the parks and open space district and then they outlined uses for mixed use low density and then completed mixed use high density.

Comm. Saraswat asked how the full Board can get involved in the sub-committee's decision and discussion process for text amendments and rezonings. She asked if there should be some additional touchpoints during the process.

Comm. Kehoe believe that having a sub-committee allowed the process to continue forward in a timely manner.

Comm. Saraswat wondered how the Board could have meaningful feedback and/or discussion on a text amendment or ordinance change that they hadn't been included in.

Comm. Kehoe explained that everything is up for discussion once an ordinance reaches the full Board.

Chair Sisolak clarified what information could be included to ensure a robust review by the Board. She suggested outlining the process: what to expect and how to interpret it.

10. REPORTS AND CORRESPONDENCE

Comm. Offerman asked that the City's website with meeting dates be updated for 2020 dates. He asked about the Planning Commission Annual Report. It was confirmed that the report will be presented in February.

The Board agreed to move the meeting time to start at 6:30PM on February 12 in anticipation of multiple agenda items.

11. ADJOURNMENT

Hearing no further business, a motion was made by Comm. Offerman, supported by Comm. Joy to adjourn the meeting at 8:42 PM.

MOTION APPROVED 7-0