



City of Plymouth

Planning Commission Meeting Minutes

Wednesday, April 8, 2020 - 7:00 P.M.
Online Meeting - Zoom

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: Hollie Saraswat, Joe Hawthorne, Scott Silvers, Tim Joy, Shannon Adams, Adam Offerman, Jennifer Kehoe, and Karen Sisolak.

ABSENT: Chuck Myslinski

Also present was Greta Bolhuis, Asst. Community Development Director; John Buzuvis, Community Development Director; Sally Elmiger, Planning Consultant; Nick Moroz, City Commission Liaison; and Bob Marzano, City Attorney.

Greta Bolhuis explained the rules and overview of the online meeting format.

2. CITIZEN COMMENTS

None.

3. APPROVAL OF MINUTES

a) Comm. Joy, supported by Comm. Offerman, made a motion to approve the March 8, 2020 regular meeting minutes, as amended.

Ayes: Saraswat, Hawthorne, Silvers, Joy, Adams, Offerman, Kehoe, Sisolak

MOTION APPROVED 8-0

4. APPROVAL OF AGENDA

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

Ayes: Saraswat, Hawthorne, Silvers, Joy, Adams, Offerman, Kehoe, Sisolak

MOTION APPROVED 8-0

5. COMMISSIONER COMMENTS

Comm. Offerman reminded the Board his baby is due next month so he may or may not be at the May meeting.

Comm. Saraswat suggested reviewing the FAR ordinance for homes originally built with attached garages, like those in the New England subdivision. She also wanted mixed income house to be a priority and asked if policies could be put in place to encourage a wider variety of housing stock within new developments.

Chair Sisolak explained that the goals weren't on the agenda this month, but that Comm. Saraswat's comments were a good reminder to review and approve the goals.

6. OLD BUSINESS

a) PUD 19-01: 587 W. Ann Arbor Trail Zoned B-2, 686 Maple & 674 Maple Zoned O-1 (Final Site Plan Review)

Ms. Elmiger explained her review letter. She explained that the egress windows in the front setback was not an additional deviation to the PUD. She explained the ordinance deviations were density, the side yard setback, the amount of open space, the width of the landscape island between the city property and the development, vehicular area, and clear vision area. Ms. Elmiger explained there are some minor clarifying issues with the final site plan. She explained there were six suggested conditions provided within her review.

Mike Ferrantino believed that their application addressed all the Board's feedback to this point but was open to additional comments and questions.

Citizen Comments

None.

Board Discussion

Comm. Silvers explained that he wasn't clear if the PUD ordinance prevented the Board from approving a density bonus that was greater than a 25% increase.

Ms. Elmiger responded that Comm. Silvers' assessment would be the case only if the underlying zoning is residential. She explained that the underlying zoning is primarily O-1, Office.

Comm. Silvers believed that because residences were proposed that the ordinance would prohibit a density greater than 25%.

Chair Sisolak agreed with Comm. Silvers' understanding of the ordinance requirements.

Chair Sisolak wanted a condition of approval to be the issuance of a final Certificate of Occupancy (C of O) for the Jewell-Blaisch building prior to C of Os being issued for the townhomes.

Comm. Silvers suggested requiring a bond be deposited with the City by the developer, based on the cost of the rehabilitation cost for Jewell-Blaisch.

Comm. Offerman stated the world is not in the same place as it was when this project started in October 2019. He believed that due to future economic uncertainties if this project does not get approved then the site might not change or be improved for another 10 years.

Comm. Kehoe did not agree with Comm. Offerman's assessment and comments. She believed that the Board was charged with asking if the project aligns with the ordinances and if the deviations offered are worthy of PUD designation.

Comm. Offerman clarified that from the city's standpoint and desire to sell the property and see it developed, improvement may not otherwise occur for some time due market/financial impacts of the coronavirus.

Ms. Elmiger explained that Comm. Offerman is trying to offer the bigger economic context of this project.

Chair Sisolak did not believe it was a fair assessment to say that if this project isn't approved nothing may be improved on this site for 10 years.

Comm. Saraswat asked for clarification about the density bonus.

Chair Sisolak explained the density calculation did not change, but that it was up to the Board to decide if they accepted the increase.

Ms. Elmiger clarified that when the underlying zoning is not residential, the 25% maximum density bonus does not apply.

Comm. Silvers believed the site could accommodate the additional density.

Mr. Ferrantino asked the Board to consider a condition that required them to comply with the Historic District Commission's requirements of the Jewell-Blaisch building instead of requiring a C of O.

Ms. Elmiger explained the Board wants the renovations to the Jewell building to be completed prior to the completion of the townhomes.

Comm. Adams asked about the underlying and future zoning of the property. He believed that the proposed density was not too much for the site. He felt that the deviations were acceptable tradeoffs.

Comm. Kehoe explained the public benefit is the rehabilitation of the existing occupied Jewell-Blaisch building. Comm. Adams believed the project will extend the useable life of the building for years to come. Mr. Buzuvis explained that with eight members present five or more needed to vote affirmatively for a motion to be approved.

Comm. Joy, supported by Comm. Silvers, made a motion to approve the final site plan and recommend approval by the City Commission for PUD19-01: 587 W. Ann Arbor Trail Zoned B-2, 686 Maple & 674 Maple Zoned O-1. The PUD's approval has the following conditions: the Jewell-Blaisch building must receive final inspection and conform to all the Historic District Commission's requirements before any townhomes are sold, that the applicant contribute to the city's tree fund at a cost that represents the installation of five deciduous shade trees, that the height not to exceed 30-feet as determined by the Building Official using the requirements in the zoning ordinance, that the City Commission approves the access easements from both Deer Street and Ann Arbor Trail to provide access to the Jewell building parking spaces and the townhomes' lower level garages, that the site plan is amended per the list of outstanding items in the CWA review dated April 1, 2020 numbers 1 through 6, that the final site plan is approved administratively before the plans are forwarded to the City Commission, that the City Engineer conducts a review of the landscape plan to confirm the clear vision area, and that a performance guarantee or bond worth 80% of the estimated cost of that project be issued for the Jewell-Blaisch rehabilitation.

Ayes: Adams, Hawthorne, Joy, Offerman, Silvers
Nays: Kehoe, Saraswat, Sisolak

MOTION APPROVED 5-3

7. NEW BUSINESS

None.

8. REPORTS AND CORRESPONDENCE

Mr. Buzuvis reminded the Board to turn in their signature pages to receive their City-issued email address. He explained future meetings may be held on Zoom if the Executive Order gets extended and provides for it.

9. ADJOURNMENT

Hearing no further business, a motion was made by Comm. Silvers, supported by Comm. Hawthorne to adjourn the meeting at 9:36 PM.

Ayes: Saraswat, Hawthorne, Silvers, Joy, Adams, Offerman, Kehoe, Sisolak

MOTION APPROVED 8-0