



# City of Plymouth Historic District Commission Meeting Minutes

Wednesday, May 6, 2020 - 7:00 p.m.  
Online Zoom Meeting

City of Plymouth  
201 South Main Street  
Plymouth, Michigan 48170

www.plymouthmi.gov  
Phone 734-453-1234  
Fax 734-455-1892

Statement of explanation of the reason why the public body is meeting electronically: On March 10, 2020 the Governor of the State of Michigan declared a State of Emergency across the State of Michigan under section 1 of Article 5 of the Michigan Constitution of 1963, the Emergency Management Act, 1976 PA 390, as amended, MCL 30.401 - 421, and the Emergency Powers of the Governor Act of 1945, 1945 PA 302, as amended, MCL10.31 - 33. **These sections provide the governor with broad powers and duties to cope with dangers to this state or to the people of the state.**

As a part of the response to the emergency, the Governor has deemed it reasonable and necessary to temporarily suspend rules and procedures relating to physical presence at meetings and hearings of public bodies and other governmental entities in Michigan. **These public bodies and entities must continue to conduct public business during this emergency.** Due to the emergency situation and the request of the Governor to not gather in groups of 10 or more it is necessary for some public boards to meet electronically.

## 1. CALL TO ORDER

Chair Polin called the meeting to order at 7:00 p.m.

PRESENT: Linda Filipczak, Jeremy Borys, Linda May, John Townsend, Josh Mrozowski, Stan Cole, Colleen Polin

ABESENT: None

Also present was John Buzuvis, Community Development Director and Suzi Deal, City Commission Liaison.

## 2. CITIZEN COMMENTS

None.

## 3. APPROVAL OF THE MEETING MINUTES

A motion was made by Comm. Townsend and seconded by Comm. Filipczak to approve the meeting minutes from April 1, 2020.

MOTION APPROVED UNANIMOUSLY 7-0

## 4. APPROVAL OF THE AGENDA

A motion was made by Comm. Filipczak and seconded by Comm. May to approve the agenda.

MOTION APPROVED UNANIMOUSLY 7-0

## 5. COMMISSIONER COMMENTS

None.

## 6. OLD BUSINESS

a) H20-02: 271 S. Main addition, windows, doors, paving, painting, and landscaping

Joe Phillips, applicant, presented his case. He explained the material samples that were provided. He explained they are not painting the balance of the building. He explained the brick pavers is "granite" color. He explained the proposed light fixtures.

### Citizen Comments

None.

### Board Discussion

Comm. Townsend asked if the scope of the project has been determined yet. Mr. Phillips answered no.

Comm. Townsend asked about the film on the glass of the waiting room. Mr. Phillips explained they will select

clear glass with blinds or other window treatments.

Comm. Townsend asked about the scope of the landscape changes. Mr. Phillips explained that most of the existing landscape will remain, and new landscaping will include the new pavers. He explained the landscaped beds including the sign may have to be moved a few inches to accommodate the new front double doors.

Comm. Townsend asked about the brick on the rear of the proposed addition. Mr. Phillips explained that they have selected brick.

Comm. Cole asked about updated renderings or updated exterior elevations. Mr. Phillips explained they had not been updated. Comm. Cole asked to confirm the location of each material. Mr. Phillips referred to sheet PD3 which shows field brick and accent brick (beige with the spec) and explained the sills, the arches of the windows, and the two bands along the top is where the accent brick will be installed. He explained the lighter color is the sand color the yellow beige is going to remain the other color is the coping the top of the beige wall which will be matched to the new canopy in front.

Comm. Cole asked if the mortar color would be natural. Mr. Phillips answered yes.

Comm. Cole asked about the coping. Mr. Phillips explained it would be the beige brick or the salsalito color.

Comm. Cole asked about the light fixtures. Mr. Phillips explained the only light by the center door will be the coach light. He confirmed there will be four up-pointing lights and three down-pointing lights underneath the canopy that will be functional, not ornamental.

Comm. Cole felt that the proposed lighting was not totally period appropriate and felt obvious.

Comm. Mrozowski asked if the lower lights could be landscape lights shining onto the building. Mr. Phillips responded that his concern was that the lights would be different especially related to color temperature.

Comm. Mrozowski asked if the lighting could be more symmetrical. Mr. Phillips responded that the intention was to illuminate the entire building and have an ornamental light.

The Board suggested and discussed additional lighting options.

Comm. Mrozowski felt that because the light fixture was dark it would blend into the canopy better, but its height of eight inches made it more noticeable.

Comm. Filipczak asked if the canopy would be black. It was confirmed both the canopy and the light fixture would be a darker color, but not identical.

Comm. Cole was concerned that the lights as proposed would look “tacked on”.

Comm. Townsend wanted the lights to be nearly invisible to the street.

The Board discussed the two addition options and what approval of one or both might look like.

Chair Polin explained the building is non-contributing and called for a motion.

A motion was made by Comm. Borys, supported by Comm. Townsend, to approve the Certificate of Appropriateness for H20-02: 271 S. Main. The finding of facts is that the project meets City Ordinance Section 18-654 numbers 3 and 4. The approval has the following conditions: the lighting is excluded from this approval and shall be presented to the Board at a later meeting.

MOTION APPROVED UNANIMOUSLY 7-0

## **7. NEW BUSINESS**

None.

## **8. REPORTS AND CORRESPONDENCE**

City Comm. Deal explained they still intend to implement standardization but will discuss further when meetings are in-person.

## **9. ADJOURNMENT**

A motion was made by Comm. Filipczak, supported by Comm. May, to adjourn the meeting at 7:51 PM.