



**City of Plymouth**  
**Zoning Board of Appeals Meeting Minutes**  
201 S. Main Street Plymouth, MI 48170  
Thursday, July 11, 2019, 7:00 PM

**1. CALL TO ORDER**

Chair Giummo called the meeting to order at 7:00 PM.  
The Board said the Pledge of Allegiance.

PRESENT: Ed Krol, Scott Silvers, Mike Gowen, Mike Devine, Joe Elliott, Kara Giummo

ABSENT: Jim Burrows

Also present was Assistant Community Development Director Greta Bolhuis and City Commission Liaison Tony Sebastian.

**2. CITIZEN COMMENTS**

None.

**3. APPROVAL OF THE MEETING MINUTES**

A motion was made by Comm. Krol and seconded by Comm. Elliott for approval of the June 6, 2019 meeting minutes as presented.

MOTION PASSED UNANIMOUSLY

**4. APPROVAL OF THE AGENDA**

A motion was made by Comm. Devine and seconded by Comm. Krol for approval of the agenda.

MOTION PASSED UNANIMOUSLY

**5. OLD BUSINESS**

None.

**6. NEW BUSINESS**

**A) Z19-09: 500 S. Harvey, Non-Use Variance, Fence exceeding 30 inches in front yard setback , Zoned O-1**

Chair Giummo read the administrative review from the city.

Comm. Devine stated that the firm he works has current business with the credit union. He stepped down from the dais and was replaced by Comm. Gowen.

Bill Leon, applicant, presented his case. He explained that the current landscaping is not enough to block headlights from the ATMs. He explained they are looking for a permanent solution to prevent headlights from negatively impacting the neighboring properties.

**Citizen Comments**

None.

## **Board Discussion**

Chair Giummo asked about the location of the fence. The applicant explained the existing tree will remain and the fence would be placed north of the tree to block headlights from both ATMs.

Comm. Elliott asked about the necessity of the section of fence along the S. Harvey Street side. The applicant explained that when cars pull into the ATMs it is at an angle, so the fence would be needed to block headlights from that angle too.

Chair Guimmo asked if the 6-foot height was necessary. The applicant explained that 30 inches would not be tall enough to block headlights and standard sizing for a privacy fence was 6-feet.

Comm. Krol expressed concern with pedestrian safety if a tall privacy fence was installed.

Chair Guimmo agreed with Comm. Krol's safety concerns.

The Board discussed landscaping around the proposed fence. The applicant stated there would be decorative shrubs or plants planted to surrounding the fence.

Comm. Krol suggested a fence color that was not obtrusive, such as green.

Comm. Elliott wanted there to be clarity as to where the fence will be placed within the parking lot island.

The Board discussed the fence location with the applicant.

Comm. Silvers felt like the variance could not be approved without specific dimensional information.

Ms. Bolhuis explained that the board could condition the location of the fence and have it administratively approved.

The Board further discussed the fence height, length of the fence, and location.

A motion was made by Comm. Elliott, seconded by Comm. Krol, to approve Z19-09 500 S. Harvey with conditions. The variance is for 1.5 feet to allow a 4-foot fence to be installed within the front yard setback. With the absence of detailed drawings, the Board requests that the Administration approve the final location of the fence based on the following conditions: the variance is conditioned to a 20-foot length parallel to Wing Street, the fence may not be closer than 2 feet from the curb of the west driveway exit, the fence shall not exceed 4-feet in height, and the fence shall be located north of the existing tree within the existing parking lot island. The finding of fact is that it is unique that the business takes up the entire block and the variance will provide significant relief to the property owner to the south.

MOTION APPROVED 5-0.

## **7. COMMISSIONER COMMENTS**

Comm. Krol stated that the Planning Commission is in the process of updating the sign ordinance.

Comm. Elliott explained that the State of Washington has recently gotten rid of single-family zoning regulations.

The Board discussed single-family zoning further.

## **8. REPORTS AND CORRESPONDENCE**

None.

## **9. ADJOURNMENT**

Hearing no further business, a motion was made by Comm. Silvers, supported by Comm. Krol to adjourn the meeting at 7:45 PM.

MOTION PASSED UNANIMOUSLY