



City of Plymouth
Zoning Board of Appeals Meeting Minutes
201 S. Main Street Plymouth, MI 48170
Thursday, August 1, 2019, 7:00 PM

1. CALL TO ORDER

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

PRESENT: Jim Burrows, Ed Krol, Scott Silvers, Mike Devine, Joe Elliott
ABSENT: Kara Giummo

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. Silvers and seconded by Comm. Krol for approval of the July 11, 2019 meeting minutes as presented.

MOTION PASSED UNANIMOUSLY

4. APPROVAL OF THE AGENDA

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

MOTION PASSED UNANIMOUSLY

5. OLD BUSINESS

None.

6. NEW BUSINESS

A) Z19-10: 1341 Palmer, Non-Use Variance, Rear yard setback, Zoned R-1

Vice-Chair Elliott read the administrative review from the city.

Rick Ward, applicant, presented his case. He explained that the Shipleys need the rear yard setback variance to construct an addition to accommodate a first-floor bedroom, wheelchair accessible bathroom, and closet with first floor laundry room. He explained that the first floor needs to be reconfigured to allow for wheelchair accessibility.

Bob Shipley, owner, explained his case. He explained the variance would not be for the entire width of the backyard.

Citizen Comments

None.

Board Discussion

Comm. Silvers explained that the variance rides with the land, not the structure, and he believed the variance request was based on a design decision. He believed that the proposed addition could be shifted into the existing living room, rather than expanding into the rear yard setback, which required the variance request. He believed the design goals could be accomplished within the restrictions of the ordinance.

Mr. Shipley explained that the design was based off required clearance for a wheelchair. He explained that there would not be quality of life in the house if the living room was removed to accommodate the bedroom.

Mr. Ward explained that the owner is trying to modify his home to stay in Plymouth. He explained that the variance was based on their hardship, not design desire.

Comm. Krol asked if the kitchen was ADA compliant. It was clarified that ADA compliance is not required for residential properties.

Mr. Shipley explained that 5-feet of clearance is the guideline and was utilized in the design presented.

The Board discussed adding conditions to the variance, if it were to be granted.

Vice-Chair Elliott stated that the project is limited by floor area ratio, so the home's footprint was limited for future development.

Comm. Devine shared Comm. Silvers concerns. He believed it was reasonable to have two living spaces. He explained that the board's responsibility is to scrutinize the amount of variance that is requested. He believed that 12-feet was too much and that there was still latitude in the design.

The Board discussed tabling the request and alternative designs including use of the upstairs.

A motion was made by Comm. Devine, seconded by Comm. Krol, to approve Z19-10 1341 Palmer with conditions. The variance is for 12 feet to allow a first-floor addition to be constructed within the rear yard setback. The variance has the following conditions: the variance pertains only to the footprint shown on the plans and shall not exceed a single-story. The finding of fact is that the existing home does not allow for quality of life standard of living expected in the community.

MOTION DENIED 0-5.

7. COMMISSIONER COMMENTS

Comm. Devine commended the board on a great motion during the previous month's meeting.

The Board discussed Washington state's decision to eliminate single-family zoning state-wide and the potential impacts on cities like Portland.

Comm. Krol told the board that the new flag in the Commission Chambers flew over the White House and was a gift from Congresswoman Haley Stevens.

8. REPORTS AND CORRESPONDENCE

None.

9. ADJOURNMENT

Hearing no further business, a motion was made by Comm. Krol, supported by Comm. Burrows to adjourn the meeting at 7:51 PM.

MOTION PASSED UNANIMOUSLY