



City of Plymouth
Zoning Board of Appeals
Regular Meeting Minutes
Thursday, September 3, 2020 - 7:00 p.m.

City of Plymouth
201 S. Main
Plymouth, Michigan 48170-1637

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

Online Zoom Meeting

1. CALL TO ORDER

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

Present: Chair Elliott, Members Jim Burrows, Ed Krol
Excused: Member Mike Devine
Also present: Assistant Community Development Director Greta Bolhuis

2. CITIZENS COMMENTS

There were no citizen comments.

3. APPROVAL OF THE MEETING MINUTES

Krol offered a motion, seconded by Burrows, to approve the minutes for the August ZBA meeting.
There was a roll call vote.

Yes: Burrows, Elliott, Krol

MOTION PASSED 3-0

4. APPROVAL OF THE AGENDA

Burrows offered a motion, seconded by Krol, to approve the agenda.
There was a roll call vote.

Yes: Burrows, Elliott, Krol

MOTION PASSED 3-0

5. COMMISSION COMMENTS

Elliott asked about reviewing applications for completeness and about the accuracy of BS&A online information. Bolhuis explained that the Community Development Department checks each application prior to placement on the agenda and provides surveys, when received, to the assessing department to try and keep online records accurate.

6. OLD BUSINESS

There was no old business.

7. NEW BUSINESS

a. Z 20-06: 359 McKinley, rear yard setback

Applicant Donna MacDonald explained the problems with the existing structure and that because of the lot split in 2006, the rear yard will never be conforming.

Citizen Comments

There were no citizen comments.

Commissioner Comments

Board members discussed the request and noted that the variance is small and that the impact to the adjoining property is negligible.

Burrows offered a motion, seconded by Krol to approve request Z 20-06, rear yard setback variance of 31.5 feet.

Findings of Fact

The entire parcel is non-conforming.

The nonconformance is not greatly increased by this variance.

There is no way to correct the existing nonconformity due to the characteristics of the lot.

This is a convenience and safety change to make the property more useful.

There was a roll call vote.

Yes: Burrows, Elliott, Krol

MOTION PASSED 3-0

b. Z 20-07: 1381 Sheridan, roof connecting home and detached garage

Applicant John Corsi explained his request, which primarily relates to water and ice collecting due to the pitch of the roof.

Citizen Comments

There were no citizen comments.

Commissioner Comments

There was a discussion about conformance to the side yard and rear yard setbacks, as well as the FAR.

Burrows made a motion, seconded by Krol, to postpone a decision for request Z20-07 until the October ZBA meeting.

There was a roll call vote.

Yes: Burrows, Elliott, Krol

MOTION PASSED 3-0

8. REPORTS AND CORRESPONDENCE

Bolhuis said she expects the next several meetings to be held via Zoom.

9. ADJOURNMENT

A motion to adjourn was offered at 7:50 p.m. by Krol and seconded by Burrows.

There was a roll call vote.

Yes: Burrows, Elliott, Krol

MOTION PASSED 3-0