



**City of Plymouth**  
**Zoning Board of Appeals Meeting Minutes**  
201 S. Main Street Plymouth, MI 48170  
Thursday, September 5, 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: Kara Giummo Jim Burrows, Ed Krol, Scott Silvers, Joe Elliott  
ABSENT: Mike Devine

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. Elliott and seconded by Comm. Burrows for approval of the August 1, 2019 meeting minutes as presented.  
MOTION PASSED UNANIMOUSLY

**4. APPROVAL OF THE AGENDA**

A motion was made by Comm. Burrows and seconded by Comm. Krol 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**

Chair Giummo read the administrative review from the city.

Bill Cowdin and Phil Lywood, applicants, presented their case. Mr. Cowdin explained that they redesigned from the original plan. Mr. Lywood explained that the rear yard setback variance is required to construct a smaller addition to accommodate a first-floor bedroom and wheelchair accessible bathroom while retaining a first floor living room. Mr. Cowdin explained the hardship is the desire to age in place and have a home with quality of life for Mrs. Shipley to move about comfortably.

Kathy Shipley, owner, explained her case. She explained the variance would allow them to stay in their home.

Bob Shipley, owner, explained his case. He explained the need for additional clearance throughout the first floor of the home and the inclusion of the turn radius on the plans.

## **Citizen Comments**

There were three letters included in the submission packet from neighbors supporting the variance request. No other citizens came to comment.

## **Board Discussion**

Comm. Silvers was pleased to see the project re-designed. He felt that the intrusion into the rear yard setback was minimal.

Comm. Elliott agreed with Comm. Silvers. He felt that the variance request had been minimized.

Comm. Krol agreed that the variance had been minimized and he was pleased that ADA guidelines were followed.

Comm. Burrows believed this plan was better suited to the property than the previous request.

Chair Guimmo believed that the re-design matched what the board had asked for in the previous meeting.

Comm. Elliott explained that this property is shallower than many other properties within the City.

Comm. Silvers stated that properties in this area are more susceptible to rear yard variances due to the 100 foot depth.

Comm. Elliott stated that the depth is not entirely unique, but that it is different from other areas of the City and he felt that the variance request was a reasonable accommodation.

Comm. Silvers agreed with Comm. Elliott.

A motion was made by Comm. Elliott, seconded by Comm. Burrows, to approve Z19-10 1341 Palmer with conditions. The variance is for 4 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 which is a width of 16 feet and shall not exceed a single-story. The finding of fact is that the request is a reasonable accommodation to provide the required functionality of the home for living and wheelchair accessibility.

MOTION APPROVED 5-0.

## **7. COMMISSIONER COMMENTS**

Comm. Krol passed out the Government 101 brochures. He explained more copies are available in the City Manager's office.

Comm. Elliott asked about Z18-15 for a lot split at 1482 Sheridan. He explained there were two real estate signs on the property. It was confirmed that the property has not been split into two new parcels. It was confirmed that applicant can re-apply for the variance required to split the lot one year after the denial.

Comm. Krol asked about the house and use variance at 471 W. Ann Arbor Trail. It was confirmed that they received special land use and site plan approval, with conditions, from the Planning Commission.

## **8. REPORTS AND CORRESPONDENCE**

None.

## **9. ADJOURNMENT**

Hearing no further business, a motion was made by Comm. Krol, supported by Comm. Elliott to adjourn the meeting at 7:29 PM.

MOTION PASSED UNANIMOUSLY