



City of Plymouth Planning Commission

Regular Meeting Agenda

Wednesday, November 10, 2021 – 7:00 p.m.
ONLINE Zoom Webinar

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

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

Please click the link below to join the webinar: <https://us02web.zoom.us/j/85349773744>

Webinar ID: 853 4977 3744

Passcode: 470570

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**
 - a) Roll Call
2. **CITIZENS COMMENTS**
3. **APPROVAL OF THE MINUTES**
 - a) Approval of the October 13, 2021, regular meeting minutes
 - b) Approval of the October 27, 2021, special meeting minutes
4. **APPROVAL OF THE AGENDA**
5. **ELECTION OF VICE-CHAIR**
6. **COMMISSION COMMENTS**
7. **PUBLIC HEARINGS**
8. **OLD BUSINESS**
 - a) **SP21-07: 844 Penniman, Revised Special Land Use and Site Plan Review**
9. **NEW BUSINESS**
10. **REPORTS AND CORRESPONDENCE**
11. **ADJOURNMENT**

Citizen Comments - This section of the agenda allows up to 3 minutes to present information or raise issues regarding items not on the agenda. Upon arising to address the Commission, speakers should first identify themselves by clearly stating their name and address. Comments must be limited to the subject of the item.

Persons with disabilities needing assistance with this should contact the City Clerk's office at 734-453-1234 x 234 Monday through Friday from 8:00 a.m. -4:30 p.m., at least 24 hours prior to the meeting. An attempt will be made to make reasonable accommodations.

GOAL I - QUALITY OF LIFE
<p>OBJECTIVES</p> <ul style="list-style-type: none"> Support the neighborhoods with high-quality customer service Engage in collaboration with private entities and surrounding municipalities to implement the Joint Recreation Master Plan Improve communication with the public across multiple platforms Maintain a high level of cleanliness throughout the City Support and host a diverse variety of events that foster community and placemaking

ONE-YEAR TASKS 2021

- Restore sports and recreational programs that were halted by COVID-19 as soon as possible
- Review and evaluate the special event policy with safety considerations
- Address challenges with the Kellogg Park improvements with safety considerations
- Move Kellogg Park Fountain project forward
- Continue to re-engage service clubs to help enhance parks and public properties
- Increase followers by 2,000 on all our communications platforms
- Develop an internal and external communications plan
- Upgrade City Hall facilities to accommodate remote meetings and remote participation
- Continue investigating multi-modal transportation opportunities
- Revisit noise ordinance

GOAL II - FINANCIAL STABILITY
<p>OBJECTIVES</p> <ul style="list-style-type: none"> Approve balanced budgets that maintain fiscal responsibility Advocate for increased revenue sharing with the State of Michigan Encourage and engage in partnerships, both public and private, to share costs of services and equipment Address the issue of legacy costs Seek out and implement efficient and effective inter-departmental collaboration Market our successes to attract new economic and investment opportunities

ONE-YEAR TASKS 2021

- Identify mechanisms for funding sources for capital improvement projects
- Increase funding to the Public Improvement Fund
- Create a potential package for financing emergency structural repairs
- Develop a comprehensive asset management plan that includes a review of the equipment fleet
- Search out other possible revenue streams through continued association with the CWW and the MML
- Develop a financial plan for public safety
- Continue to make extra payments towards legacy costs
- Monitor outside influences on our revenue sources, including unfunded mandates, the 35th District Court and the PCCS
- Negotiate three labor contracts

GOAL III - ECONOMIC VITALITY
<p>OBJECTIVES</p> <ul style="list-style-type: none"> Continue to support and improve active, vibrant downtown branding Support community and economic development projects and initiatives Support a mix of industrial, commercial and residential development Reference the Master Plan in economic decision-making

ONE-YEAR TASKS 2021

- Complete Saxton's development
- Develop municipal parking lot at Saxton's site
- Support development of 23 parcels adjacent to the Starkweather School property
- Continue to administer the grant and the brownfield plan to support the Pulte project's completion
- Finish Redevelopment Ready Community (RRC) certification by the end of 2021
- Develop an annual training calendar for the Planning Commission, the Historic District Commission, the Zoning Board of Appeals and the DDA, and identify a funding source
- Implement temporary plans to assist businesses in recovery efforts

GOAL IV - SERVICE AND INFRASTRUCTURE
<p>OBJECTIVES</p> <ul style="list-style-type: none"> Support administration and staff by providing professional development opportunities, supplying resources, and maintaining a commitment to recruitment, retention, succession planning Support and deliver safe and responsive emergency services Maintain a sophisticated and responsive technology to communicate and manage data Continually record, maintain, update, and improve City infrastructure

ONE-YEAR TASKS 2021

- Explore enhanced pedestrian safety opportunities into targeted intersections
- Research funding opportunities for ADA compliance at the PCC
- Implement 2021 infrastructure program
- Continue training for future career development and succession planning
- Conduct a traffic study to determine whether to make additional streets one way
- Update mapping resources including parcel data, completing 50% by the end of the year
- Update/replace current technology to ensure compliance with new regulations, rules, and operating systems
- Revisit paid parking

1. Focus on education by scheduling four educational, working sessions on the following dates: February 24, March 24, October 27, and November 17.
2. Draft a Form Based Code test case.
3. Approve a mixed use, high density zoning ordinance.
4. Review existing ordinances for amendments related to residential building heights and habitable space within accessory buildings.



Plymouth Planning Commission

Regular Meeting Minutes

Wednesday, October 13, 2021 - 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 Karen Sisolak called the meeting to order at 7:00 p.m.

Present: Chair Sisolak, Vice Chair Jennifer Kehoe, Commissioners Shannon Adams, Joe Hawthorne, Tim Joy and Scott Silvers, and Hollie Saraswat

Also present: Assistant Community Development Director Greta Bolhuis and Planning Consultant Sally Elmiger.

2. CITIZENS COMMENTS

There were no citizen comments.

3. APPROVAL OF THE MEETING MINUTES

Adams said he was mentioned in the minutes of the September 8 meeting but he wasn't in attendance. It was agreed that Joy seconded the motion in 6.b, not Adams

Joy offered a motion, seconded by Hawthorne, to approve the minutes of the September 8, 2021 meeting as amended.

There was a roll call vote.

Yes: Adams, Hawthorne, Joy, Kehoe, Silvers, Sisolak

Abstain: Saraswat

MOTION PASSED 6-0 with one abstention

4. APPROVAL OF THE AGENDA

Silvers offered a motion, seconded by Adams, to move item 7 (old business) before item 6 (public hearings) on the agenda for October 13, 2021.

There was a roll call vote.

Yes: Adams, Hawthorne, Joy, Kehoe, Saraswat, Silvers, Sisolak

MOTION PASSED 7-0

5. COMMISSION COMMENTS

Sisolak recommended that the planned October 27 training be moved to November due to the present administrative workload. There was consensus to do so.

6. OLD BUSINESS

a. Planning Commission Bylaws

Sisolak explained that the group needed to vote again on the bylaw changes accepted at the September meeting because only five members were in attendance and six votes were required.

Kehoe offered a motion, seconded by Silvers, to approve the Planning Commission bylaws with the recommended changes.

There was a roll call vote.

Yes: Adams, Hawthorne, Joy, Kehoe, Saraswat, Silvers, Sisolak

MOTION PASSED 7-0

7. PUBLIC HEARINGS

- a. RM-1/RM-2, Multiple-Family Residential Districts, Zoning Ordinance Text Amendments
Sisolak opened the public hearing at 7:11 p.m.

Citizen Comments

There were no citizen comments.

Sisolak closed the public hearing at 7:12 p.m.

Commission Comments

It was noted that section 78.62.a contained language regarding hospitals that commission members would like to be removed.

Kehoe offered a motion, seconded by Saraswat, to approve the text amendments in RM-1/RM-2 as presented, but deleting the following words:

“...except those for criminals and those solely for the treatment of persons who are mentally ill or have contagious disease.”

There was a roll call vote.

Yes: Adams, Hawthorne, Joy, Kehoe, Saraswat, Silvers, Sisolak

MOTION PASSED 7-0

- b. SP21-05: 1490 W. Ann Arbor Rd., Special Land Use and Site Plan Review

Elmiger provided a report recommending commissioners and the applicant discuss items in the application including the building design, a masonry screen wall between the site and residential neighbors and pedestrian service via a walk-up window.

Applicants Bryan Bender described his request to build a Scooters Coffee at the site. Scooters representative Kim Wolford was also available to answer questions.

Sisolak opened the public hearing at 7:42 p.m.

Citizen Comments

Bolhuis read an email from Kerri Collins from Beacon Planning and Engineering stating her opinion that the traffic impact was underrepresented in the application.

Ellen Elliott, 404 Irvin, said she believed a drive-through-only business would be in conflict with the City's master plan.

Sisolak closed the public hearing at 7:46 p.m.

Commission Comments

Commission members discussed their thoughts about traffic implications and the possibility of adding a walk-up component to the building to help promote walkability in the community.

Silvers offered a motion, seconded by Kehoe, for the land use and site plan review of SP21-05 to table the review until the applicant is ready or until the next available meeting opportunity with the stipulation that a traffic study be initiated to address the traffic situation at Sheldon and Ann Arbor Rd. with relation to the site proposed and to revise the site plan to include or accommodate a pedestrian walk-up window.

There was a roll call vote.

Yes: Adams, Hawthorne, Joy, Kehoe, Saraswat, Silvers, Sisolak
MOTION PASSED 7-0

c. SP21-07: 844 Penniman, Special Land Use and Site Plan Review

Elmiger reviewed her report and recommended that Planning Commission members ask a series of questions of the applicant.

Sisolak said the following members of the public wrote letters of support for the project:

Anne Martinelli, 1409 Elm
Joseph and Judy Aristeo, 1250 Sheridan
Michael and Xiaoling Almond, local business owners
Jhameel and Patrick Montes, 1284 William
Steve Alexandrowski, 261 S. Main

Bolhuis read an email regarding parking concerns from Kerri Collins.

Sisolak opened the public hearing at 8:45 p.m.

Citizen Comments

There were no citizen comments.

Sisolak closed the public hearing at 8:47 p.m.

Scott MacDonald, legal counsel to the applicant, answered each of the questions Elmiger addressed in her report.

Commission Comments

Commission members discussed parking, the location of the grease container, landscaping, hours of operation and noise.

The applicant questioned the number of parking spaces required for a B-2 dwelling unit, citing ordinance 78-271 (1) (b), which requires one space per dwelling unit, plus one for each bedroom in excess of one. It was noted that ordinance 78-270 (a) (10) requires two for each dwelling unit. Elmiger said the most restrictive ordinance applies when two are in conflict.

Silvers offered a motion, seconded by Adams to approve request SP21-07 for the special land use and site plan review of the Post Local Bistro outdoor dining and building addition.

Findings of Fact

The approval incorporates the items recommended in the review provided by Carlisle Wortman, with the following stipulations added:

The site plan remains as presented but resubmitted with the following commissioner- generated comments as conditions.

- Relocate the existing tree or replace with a new tree with a minimum 4-inch caliper
- Place a curb or a raised planter at the proposed arborvitae location and provide some accommodation for irrigation
- Show on the drawings that the dumpster wall will be matching the appearance of Westborn, constructed of CMU with a brick veneer, and that the dumpster area will contain the grease receptacle
- Designate one ADA parking spot with correct lane striping and provide designated residential spaces
- Applicant is to contribute the equivalent of 12 parking spaces to the parking bank.

Sisolak requested a friendly amendment that the applicant relocate the tree and repair the City parking lot. Silvers agreed.

Sisolak requested another friendly amendment stating the outdoor dining area and the patio will remain as presented and no other modifications will be made without coming back to the Planning Commission. Silvers agreed and added that the rendering is to be included as a guide to interpret the site plan.

There was a roll call vote.

Yes: Adams, Hawthorne, Joy, Kehoe, Saraswat, Silvers, Sisolak

MOTION PASSED 7-0

There was a discussion about the length of the meeting with two agenda items left to cover. Applicants for SP21-06 and SP21-04 were invited on the call and asked whether they could attend a special meeting on October 27 to address their site plan reviews. It was agreed that both applicants would present their project information at this meeting and Planning Commission would review their site plans on October 27 at 7 p.m.

Saraswat left the meeting at 10:00 p.m.

d. SP21-06: 500 Forest, Special Land Use and Site Plan Review

Sisolak opened the public hearing at 10:00 p.m.

Citizen Comments

Denny Pennington, owner of Westchester Square, said he would like to comment, however, he hadn't seen the site plan. He agreed to return to the meeting on October 27 to hear the information and comment.

Sisolak closed the public hearing at 10:03 p.m.

EG Nicks representative Tim Zawoty gave information about the project and answered concerns mentioned in a Carlisle Wortman report he received. It was agreed that he would provide drawings of the corrections he listed at the next meeting.

Commission Comments

Joy offered a motion, seconded by Silvers, to table the site review of SB 21-06 until a special meeting on October 27 at 7:00 p.m.

There was a roll call vote.

Yes: Adams, Hawthorne, Joy, Kehoe, Silvers, Sisolak

MOTION PASSED 6-0

8. NEW BUSINESS

a. SP21-04: 1115 S. Main, Site Plan Review

Applicant Eunice Low described the project at Colonial Veterinarian Clinic. Architect Richard Bohl addressed issues outlined in the Carlisle Wortman document he received. He agreed to provide corrected drawings before the next meeting.

Silvers offered a motion, seconded by Joy, to table the site plan review for the Colonial Veterinarian Clinic until October 27 at 7:00 p.m.

There was a roll call vote.

Yes: Adams, Hawthorne, Joy, Kehoe, Silvers, Sisolak

MOTION PASSED 6-0

9. REPORTS AND CORRESPONDENCE

There were no reports or correspondence.

10. ADJOURNMENT

Joy offered a motion, seconded by Sisolak, to adjourn the meeting at 10:31 p.m.

There was a roll call vote.

Yes: Adams, Hawthorne, Joy, Kehoe, Silvers, Sisolak

MOTION PASSED 6-0



Plymouth Planning Commission Special Meeting Minutes Wednesday, October 27, 2021 - 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 Karen Sisolak called the meeting to order at 7:06 p.m.

Present: Chair Sisolak, Vice Chair Jennifer Kehoe, Commissioners Shannon Adams (arrived at 7:14), Joe Hawthorne (arrived at 7:21), Tim Joy, Scott Silvers and Eric Stalter

Excused: Commissioner Hollie Saraswat

Also present: Community Development Director John Buzuvis and Planning Consultant Sally Elmiger.

2. CITIZENS COMMENTS

There were no citizen comments.

3. APPROVAL OF THE AGENDA

Silvers offered a motion, seconded by Joy, to approve the agenda for Wednesday, October 27.

There was a roll call vote.

Yes: Joy, Kehoe, Silvers, Sisolak, Stalter

MOTION PASSED 5-0

5. COMMISSION COMMENTS

New Planning Commissioner Stalter introduced himself to the group.

6. OLD BUSINESS

a. SP21-04: 1115 S. Main, Site Plan Review

The Commission acknowledged receipt of emails supporting the project from Rich and Peggy Mandel and Jan Henderson.

Applicant Eunice Lowe described the project and architect Richard Bohl addressed questions raised in a Carlisle Wortman report regarding the sign, parking, screening and the parking lot lighting fixture.

Citizen Comments

There were no citizen comments.

Commission Discussion

It was noted that variances requested by the applicant would need to go before the Zoning Board of Appeals.

Silvers offered a motion, seconded by Joy to approve the site plan for SP21-04.

Finding of Fact

The size and location of the site and placement of the building creates a hardship for the structure addition.

The maximum number of employees is 8, meeting the parking requirement

Contingencies

1. The city engineer reviews the submission of a dumpster enclosure
2. The city engineer reviews the submission of a new sign that doesn't exceed 30" in height
3. The city engineer reviews the submission of a 36" screen fence to the west of the air conditioning unit where garbage cans are located
4. The light fixture drawings are submitted to the city
5. The approval hinges on obtaining variances for the parking with regard to the ADA space and reducing addition access to 48" to allow a landscaping buffer along the northernmost ADA parking space line, and to the screening of mechanical

Friendly Amendment

Sisolak asked that the "city engineer" be changed to the "city administration" and to strike "48 inches" acknowledging this is the purview of the Zoning Board of Appeals.

Silvers agreed to the friendly amendments. Joy seconded the amended motion.

There was a roll call vote.

Yes: Adams, Hawthorne, Joy, Kehoe, Silvers, Sisolak, Stalter

MOTION PASSED 7-0

Kehoe left the meeting at 8:10 p.m..

A recess was called at 8:13 p.m. due to computer issues some users were experiencing.

The meeting reconvened at 8:24 p.m.

- b. SP21-06: 500 Forest, Special Land Use and Site Plan Review

A representative of EG Nicks provided an updated drawing of the dumpster screen as requested.

Citizen Comments

Dennis Pennington, the owner of a nearby business, asked if there would be any development at the back near Westchester Square, since he has had trouble with drainage in that area in the past. He was informed that this project only affects the front of the building.

Kehoe returned at 8:36 p.m.

Commission Comments

Silvers offered a motion, seconded by Stalter, to approve SP21-06.

Findings of Fact

The applicant has incorporated items listed in the Carlisle Wortman October 20 memorandum items 1-7.

Contingencies

1. The dumpster enclosure design must meet the city requirements and also includes the elevation and list of materials as well as the plan.
2. Any and all future facade changes also include photometrics and light fixture information.

It was noted that the contingencies could be handled administratively.

There was a roll call vote.

Yes: Adams, Hawthorne, Joy, Kehoe, Silvers, Sisolak, Stalter

MOTION PASSED 7-0

6. REPORTS AND CORRESPONDENCE

There were no reports or correspondence.

7. ADJOURNMENT

Joy offered a motion, seconded by Silvers, to adjourn the meeting at 8:41 p.m.

There was a roll call vote.

Yes: Adams, Hawthorne, Joy, Kehoe, Silvers, Sisolak, Stalter

MOTION PASSED 7-0



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: October 7, 2021

Rev.: November 4, 2021

**Site Plan Review
For
Plymouth, Michigan**

Applicant:	James Dales 408, Inc. 844 Penniman Ave. Plymouth, MI 48170
Project Name:	Post Local Bistro Outdoor Dining and Building Addition
Plan Date:	September 20, 2021
Latest Revision:	October 15, 2021
Location:	Post Local Bistro, 844 Penniman
Zoning:	B-2 – Central Business
Action Requested:	Site Plan Approval
Required Information:	Any deficiencies are noted in the report.

PROJECT AND SITE DESCRIPTION

The applicant is requesting approval of an existing, enclosed patio area, as well as a new, open outdoor dining area. They are also proposing to add a 240-square-foot, single-story building addition onto the rear of their building to use as office space and storage for the existing restaurant. Existing storage will be moved into this new storage area, and the space being vacated by storage will be used for food preparation and storage. The building addition will not allow the restaurant to accommodate more patrons.

This parcel is within the Historic District and the B-2 Central Business District. Restaurants serving alcohol are Special Land Uses within this District.

An aerial of the subject site is shown in **Figure 1** below.

Figure 1. Subject Site



Source: Google Maps

At the October 13, 2021 meeting, the Planning Commission approved the Special Land Use. The motion directed the applicant to revise the Site Plan drawings and return to the Planning Commission with the following information:

1. Incorporate information in the CWA Review
2. Designate one Barrier-Free parking space in the applicant's parking lot, designate residential parking spaces with signage, and contribute 12 spaces to the City's parking bank (payment in lieu of).
3. Install a curb or raised planter and irrigation for the proposed Arborvitae screen.
4. Relocate the existing tree and replace with a minimum of 4" caliper tree; indicate on the plans that the applicant will cover the repairs in the City parking lot due to the tree relocation.
5. Dumpster screen will match in appearance the Westborn Market wall (to the west) and will be large enough to contain the grease receptacle.
6. No other changes to the enclosed patio area, other than the changes proposed in this site plan, are permitted without coming back to the Planning Commission.

The applicant has supplied revised information and plans. This review evaluates the information against the conditions in the Planning Commission's motion.

PARKING, LOADING

The revised plans show a barrier-free space, and aisle, in the northeast corner of the applicant's property. The barrier-free space meets dimensional requirements; however, the aisle has to be a minimum of eight (8) feet wide to accommodate a van. There is space to accommodate the wider aisle, and the plans should be revised to show it.

Four (4) spaces along the western property boundary show the addition of signs indicating that they are reserved for the residents of the upper floor apartments.

In the accompanying narrative, the applicant acknowledges that they need to purchase 12 parking spaces from the City.

Items to be Addressed: *Revise plans to show an 8-foot wide barrier-free parking space aisle.*

SITE ACCESS AND CIRCULATION

In our previous review, we recommended installing "one-way" signage at the Fralick driveway. The revised site plan shows "one-way" pavement markings at the Fralick exit, as well as the City parking lot's entrance off of Penniman. Any work in the City's parking lot will need to be approved by the City.

Items to be Addressed: *Work in City's parking lot will require approval by the City.*

LANDSCAPING AND SCREENING

Parking Lot Screening: At the last Planning Commission meeting, the Commissioners considered the proposed Arborvitae planting an acceptable screen, as long as the trees were placed in a curbed island or planter, and were supplied with irrigation. The revised plans indicate that the Arborvitae will be placed in a planter; however, irrigation is not indicated on the plans, and needs to be. Also, the planter will require at least one-foot of new soil to ensure the trees have an acceptable growing area. This detail should be indicated on the plans.

Tree Replacement: The plans show removal of a tree that is half on their property and half on the City's property. The applicant will relocate the tree entirely on their property. The plans need to indicate that the replacement tree will be at least 4" caliper in size.

The accompanying narrative states that the applicant will cover the costs to repair the City's parking lot in the area where the tree is being removed. Again, any work in the City's parking lot will require their approval.

Items to be Addressed: 1. Plans to show installation of irrigation and at least 1-foot of appropriate planting medium in Arborvitae planter. 2. Plans to show replacement tree is at least 4" caliper in size.

LIGHTING

The renderings of the open patio area show light standards on the masonry pillars. Information about these lights, including light fixture manufacturer cut-sheets, photometric plan, and height is required per Sec. 78-204(6).

The accompanying narrative only lists the lumens of the proposed lighting, and a photometric plan and manufacturer cut sheets have not been provided. This doesn't meet the ordinance requirements for lighting information. However, the Planning Commission may consider deferring evaluation of the lighting to the Building Official when the lights are installed to confirm that they meet ordinance standards. Otherwise, the applicant will need to return with a photometric plan and manufacturer cut sheets of the proposed lighting.

Items to be Addressed: Planning Commission to consider deferring evaluation of the lighting to the Building Official; otherwise, applicant will need to return with a photometric plan and manufacturer cut sheets of proposed lighting.

DUMPSTER/REFUSE

The plans include a dumpster screen detail, indicating that the screen will be constructed of a CMU wall with face brick that matches the Westborn Market wall to the west. The detail also shows that the enclosure will be large enough to accommodate the dumpster and grease container.

The project will also install a small wall segment to extend the Westborn Market wall to the edge of the new dumpster screen. At the last Planning Commission meeting, the applicant confirmed that this wall segment will match the construction and appearance of the Westborn Market wall. The applicant will have to get permission from Westborn Market to install this wall segment, as it is located on the neighbor's property.

Items to be Addressed: Applicant to obtain permission from Westborn Market to extend the brick wall, as shown on the Site Plan.

FLOOR PLAN AND ELEVATIONS

Floor plans and elevations of the building addition have been provided. As previously indicated, this project will require approval from the Historic District Commission.

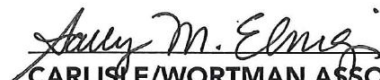
Items to be Addressed: Historic District Commission approval of modifications.

RECOMMENDATIONS

The applicant has substantially revised the plans with the required information, except as summarized below. They have indicated that they know Historic District Commission approval is required. The applicant will also have to receive approval from the City for work in the City's parking lot, and approval from Westborn Market to install the wall segment on their property.

We recommend that the plans be approved once the following items have been addressed to the satisfaction of the Planning Commission:

- 1) Revise plans to show an 8-foot wide barrier-free parking space aisle.
- 2) Plans to show installation of irrigation and at least 1-foot of appropriate planting medium in Arborvitae planter. 2. Plans to show replacement tree is at least 4" caliper in size.
- 3) Planning Commission to consider deferring evaluation of the lighting to the Building Official; otherwise, applicant will need to return with a photometric plan and manufacturer cut sheets of proposed lighting.


CARLISLE/WORTMAN ASSOC., INC.
Sally M. Elmiger, AICP, LEED AP
Principal

cc: John Buzuvis
Marleta Barr
James Dales (jdales@dales-gs.com)
Scott D. MacDonald (scott@macdonald-law.com)

October 18, 2021

City Of Plymouth
Mr. John Buzuvis
Community Development Director
211 S Main St
Plymouth MI 48170

John,

This is our list of open items to be addressed for the City Planning Commission to grant Special Land Use and Site Plan approval for the permanent outdoor service area and building at The Post local Bistro at 844 Penniman Ave.

Meet with Historic District Commission.

Lighting- String Lights are 72 bulbs at 1W, 13 lumens. Total 936.

Pole Lights- 13 globe lights at 100W, 1300lumens.

Create barrier free parking spot.

Post responsible for Arborvitae landscape area. Post must keep them alive, or replace.

Wall to match Westborn wall. Dumpster enclosure to match Westborn wall and be big enough to house dumpster and grease trap.

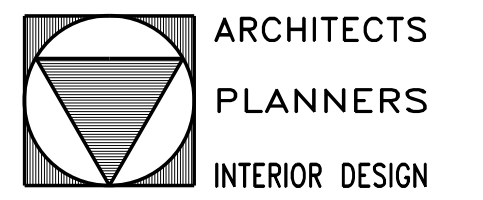
Wall sign for designated apartment parking spaces.

Post owes City for 12 parking spaces.

Post to pay for moving and replanting tree, and resurfacing and painting affected area of city lot for creation of new parking space.

Respectfully submitted,

James R Dales
408 Inc, dba The Post Local Bistro
408 Plymouth Real Estate Properties, LLC



SCOTT MONCHNIK & ASSOCIATES, INC.
1700 STUTZ DRIVE
SUITE 104-B
TROY, MICHIGAN 48084
TEL: 248-654-1010
FAX: 248-654-3002
SCOTT@SMAARCH.COM

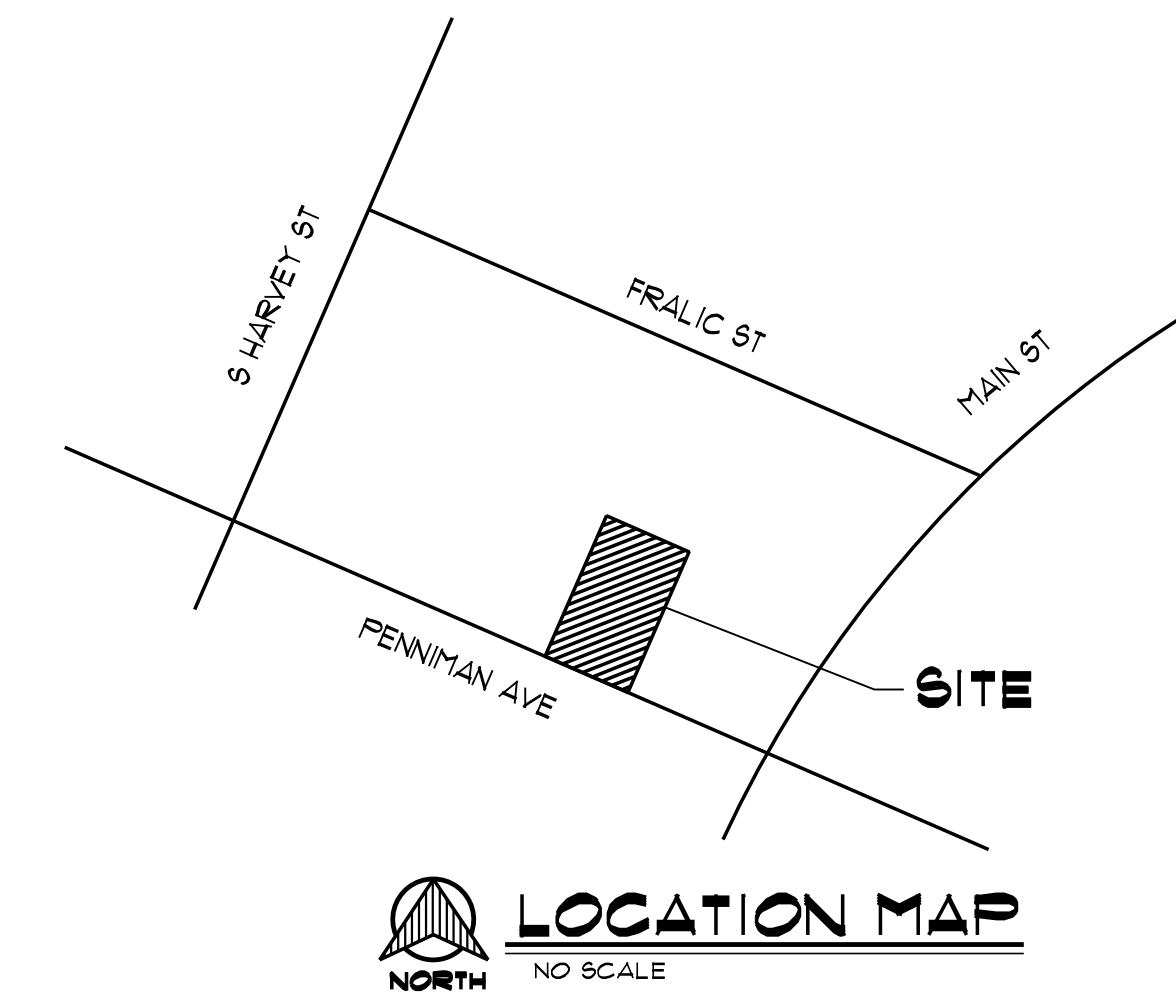
PROJECT DESCRIPTION

CURRENT TENT / PATIO AREA, TO BE REWORKED TO BE A SCREENED OFF OPEN PATIO AREA.

SITE PLAN -GENERAL NOTES:

ZONED: B-2 CENTRAL BUSINESS DISTRICT

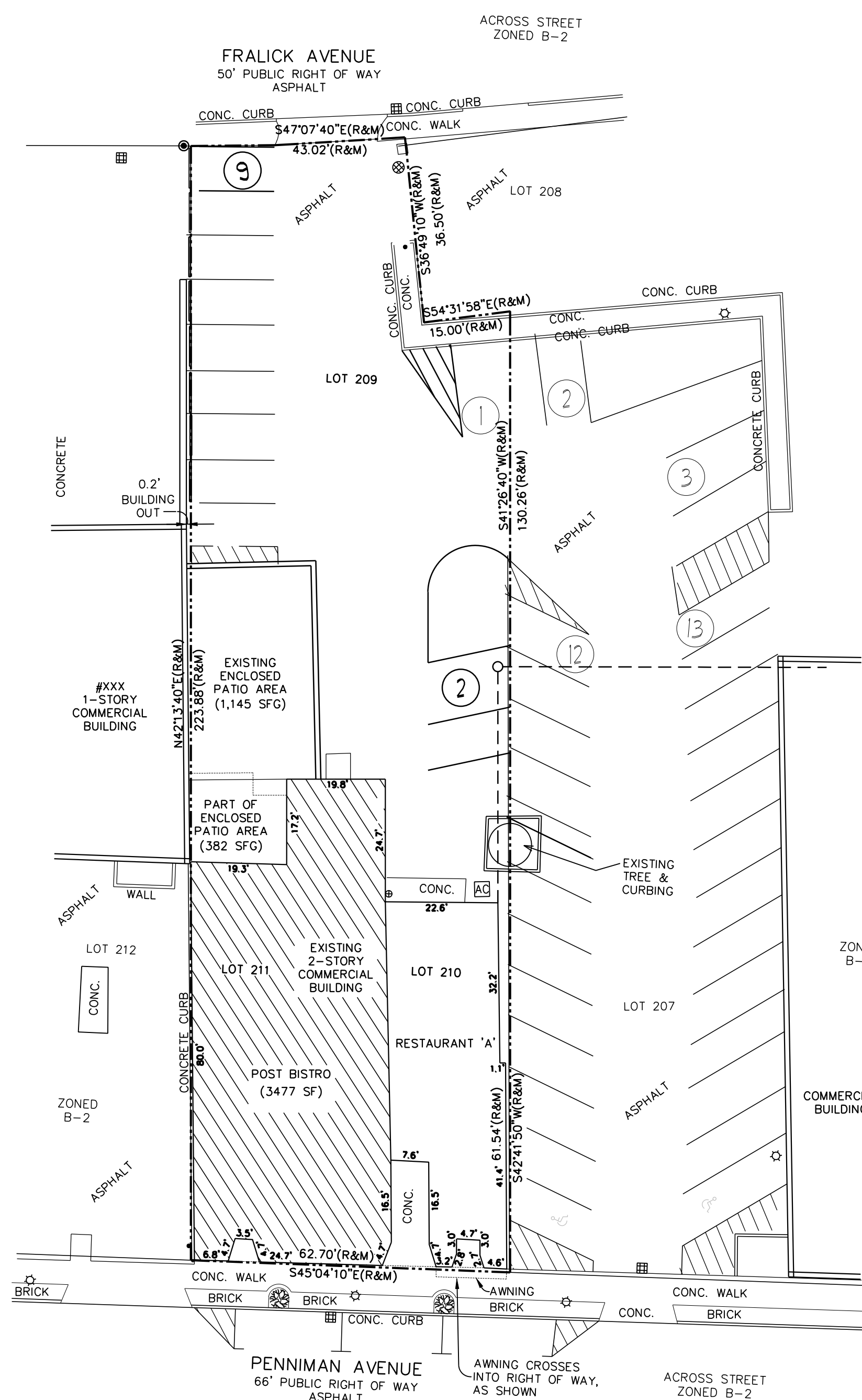
- BUILDING SETBACKS: FRONT -0' REQUIRED
REAR -0' REQUIRED
EACH SIDE -0' REQUIRED
- BUILDING HEIGHT: 40 FEET MAX. / 3 STORIES MAX.
+/-23'-0" BUILDING HEIGHT PROVIDED
- (1) LOADING SPACE REQUIRED PER ESTABLISHMENT.
(1) LOADING SPACE PROVIDED



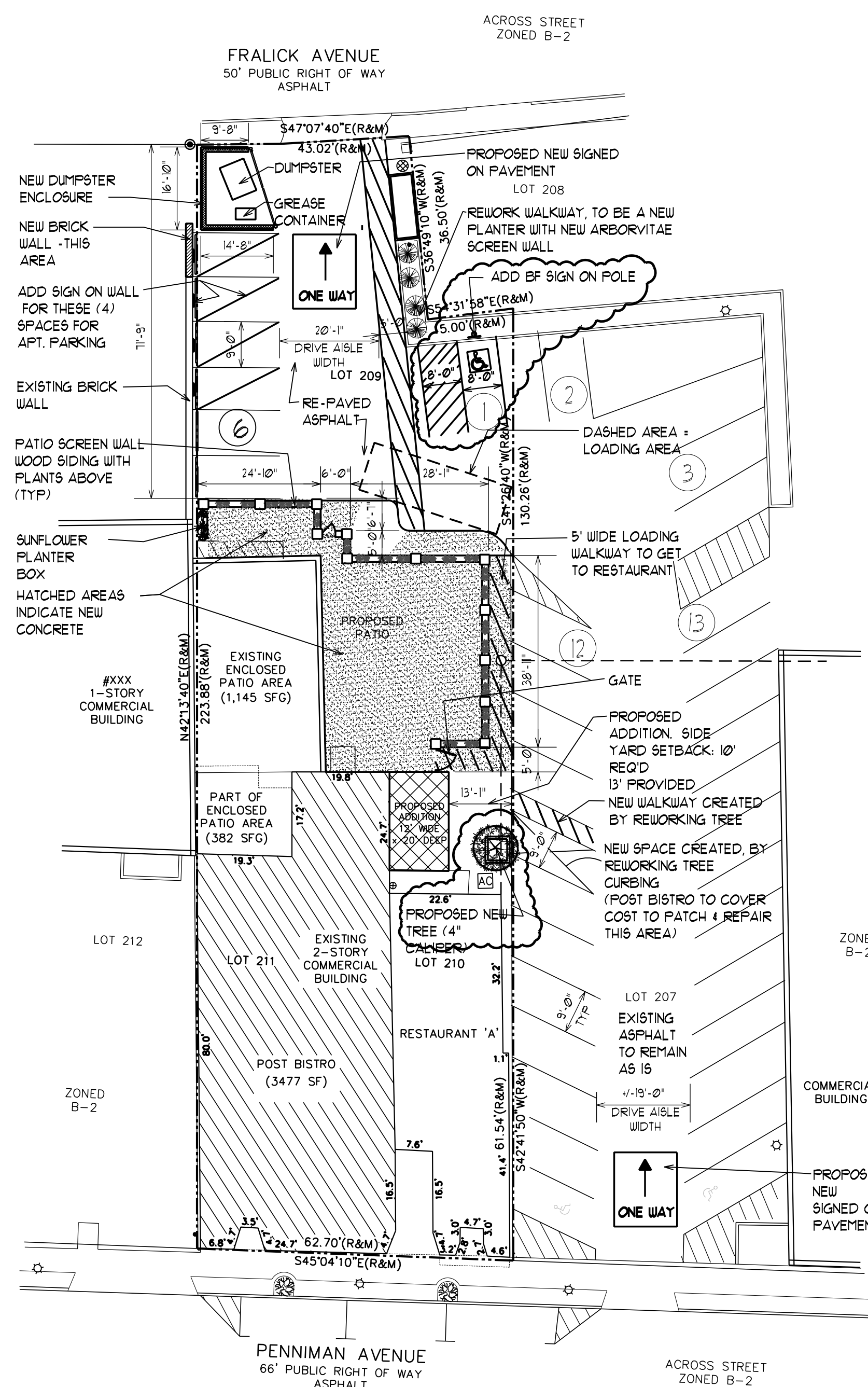
LEGAL DESCRIPTION

LAND SITUATED IN THE CITY OF PLYMOUTH, COUNTY OF WAYNE, STATE OF MICHIGAN IS DESCRIBED AS FOLLOWS:

LOTS 209 THROUGH 211 INCLUSIVE, ASSESSOR'S PLAT No. 8, AS RECORDED IN LIBER 64, PAGE 78 OF PLATS, WAYNE COUNTY RECORDS.



EXISTING SITE PLAN -FOR REFERENCE
1" = 20'-0"



PROPOSED SITE PLAN
1" = 20'-0"

LAND - BUILDING - PARKING DATA

LAND AREA +/-13,425 SQ. FT. GROSS = +/-.31 ACRES

BUILDING AREA

FOR POST BISTRO:
EXISTING RESTAURANT = 3,477 SFG
EXISTING ENCLOSED PATIO = 1,527 SFG
PROPOSED ADDITION = 240 SFG
PROPOSED PATIO = 1,711 SFG
POST BUILDING & PATIOS = 6,961 SFG

FOR RESIDENTIAL UNITS ABOVE POST BAR:
RESIDENCE A (1-BEDROOM) +/- 974 SFG
RESIDENCE B (2-BEDROOM) +/- 1,251 SFG

TOTAL BUILDING AREA = 9,186 SFG

PARKING DATA

PARKING REQUIRED
-PER SECTION 18-210 (1 SPACE / 250 SFG)
EXISTING RESTAURANT 3,477 SF / 250 SF = 15 SPACES
EXISTING ENCLOSED PATIO 1,527 SF / 250 SF = 6 SPACES
PROPOSED PATIO 1,711 SF / 250 SF = 0 SPACES
PROPOSED ADDITION 240 SF / 250 SF = 1 SPACE

EXISTING RESIDENTIAL UNITS ABOVE RESTAURANT
UNIT 'A' (1-BEDROOM) = 2 SPACE
UNIT 'B' (2-BEDROOM) = 2 SPACES

TOTAL SPACES REQUIRED = 26 SPACES

EXISTING PARKING PROVIDED = 7 SPACES
ADDED PARKING SPACE (ADJACENT TO NEW TREE) = 1 SPACE
EXISTING PARKING CREDITS = 6.1 SPACES

TOTAL SPACES PROVIDED = 14.1 SPACES

LIST OF DRAWINGS

HDC-1 SITE PLAN
HDC-2 FLOOR PLAN
HDC-3 EXTERIOR ELEVATIONS
HDC-4 3-D RENDERINGS
HDC-5 3-D RENDERINGS

POST LOCAL BISTRO
844 PENNIMAN AVENUE
PLYMOUTH, MICHIGAN

ISSUED FOR:

15 OCT 2021
FINAL SPA
APPROVAL PACKAGE

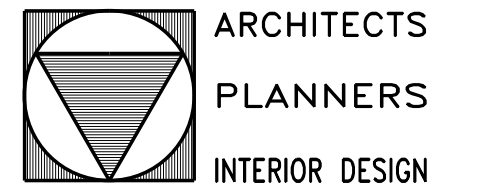
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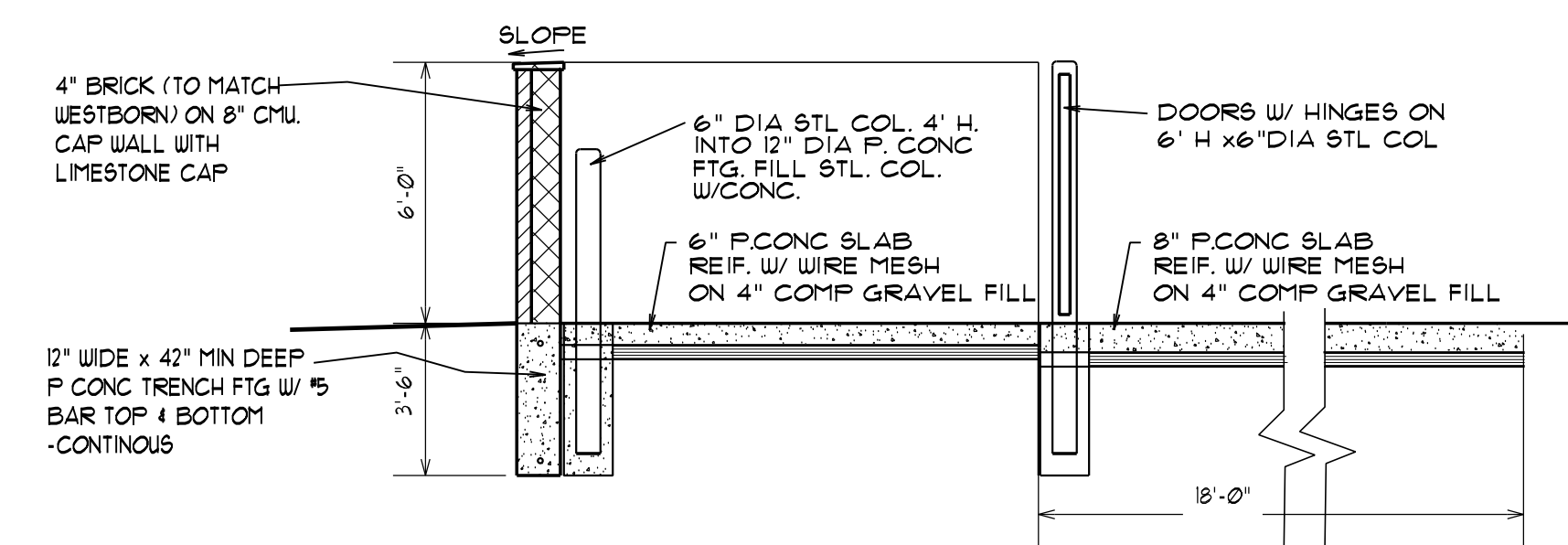
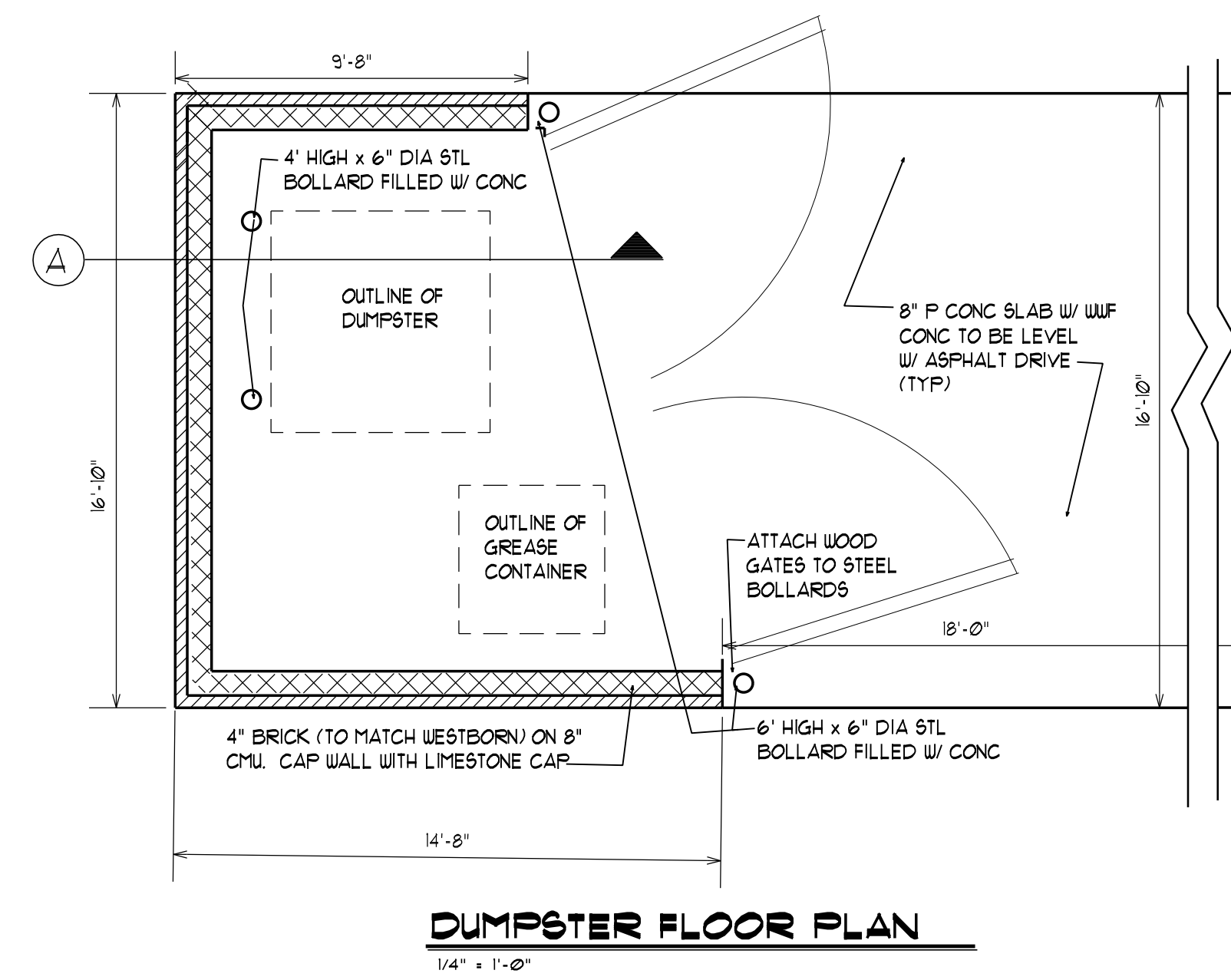
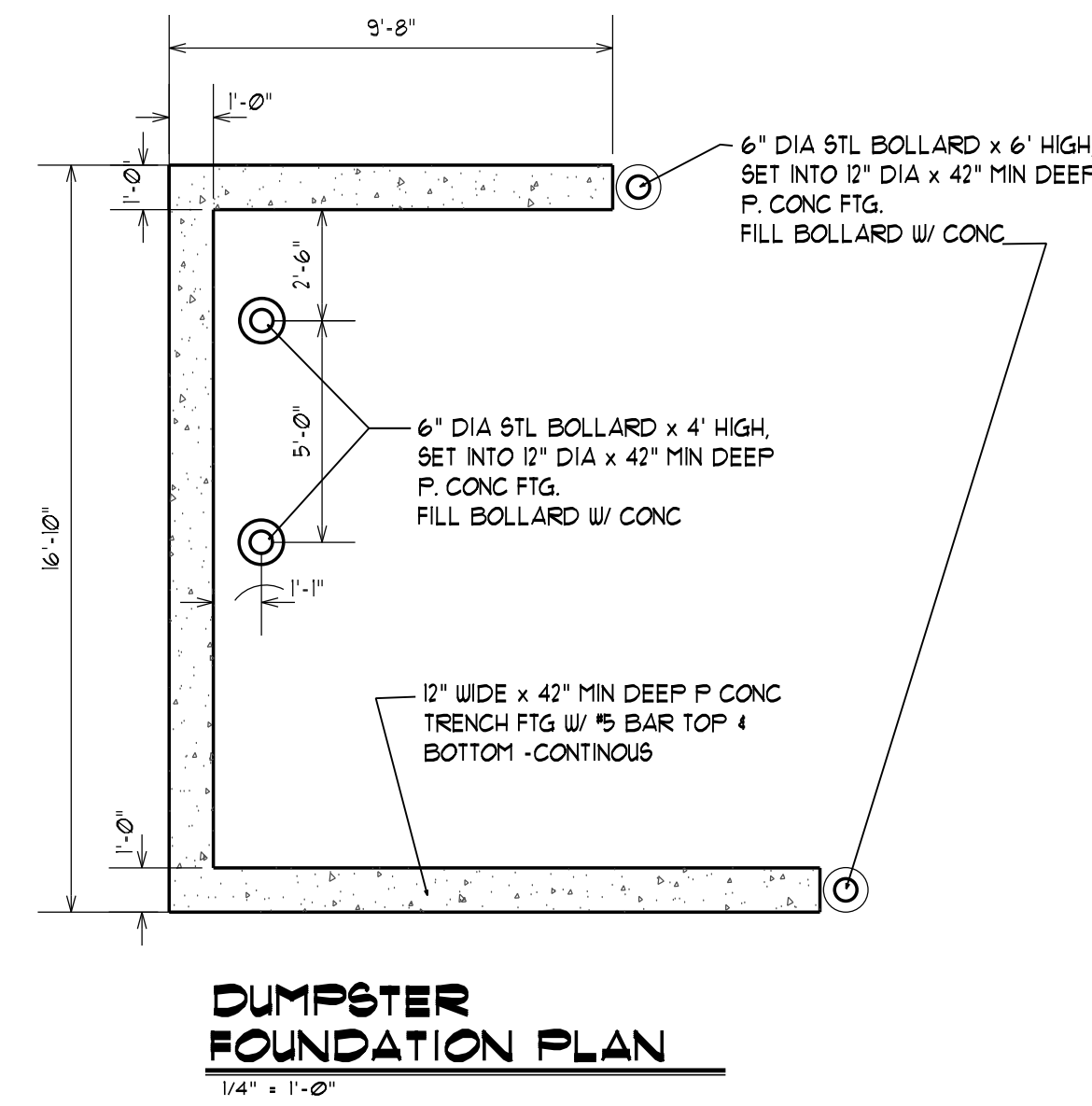
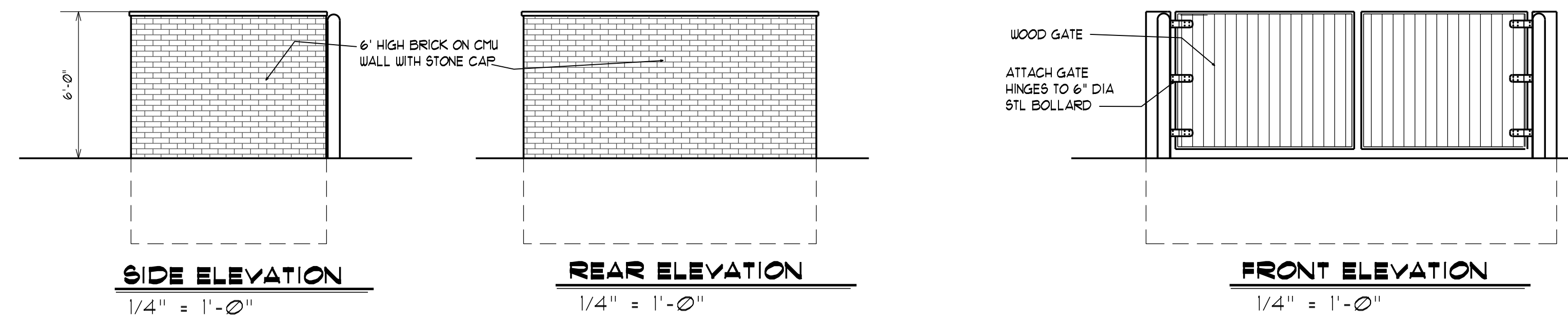
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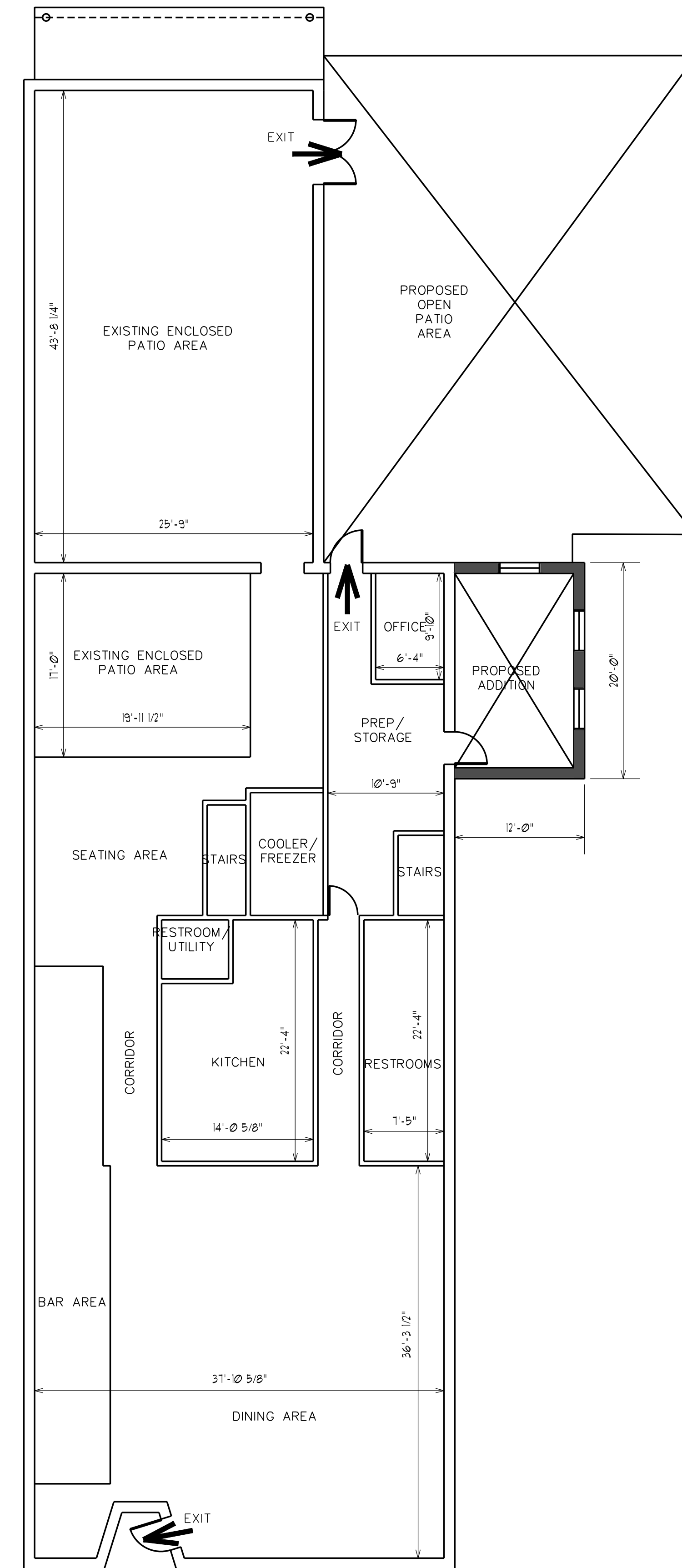


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 1700 STUTZ DRIVE
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 TEL: 248-654-1010
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 SCOTT@SMAARCH.COM

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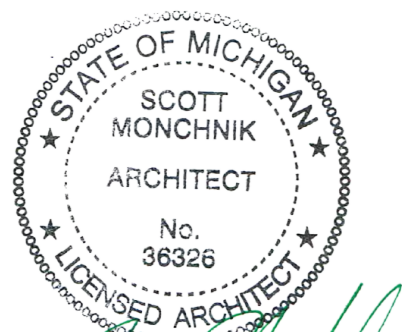


DUMPSTER ENCLOSURE SECTION
 1/4" = 1'-0"



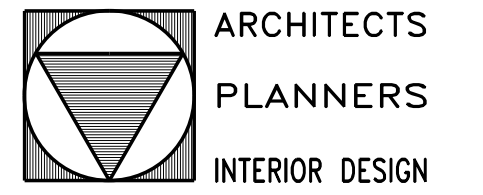
FLOOR PLAN
 1/8" = 1'-0"

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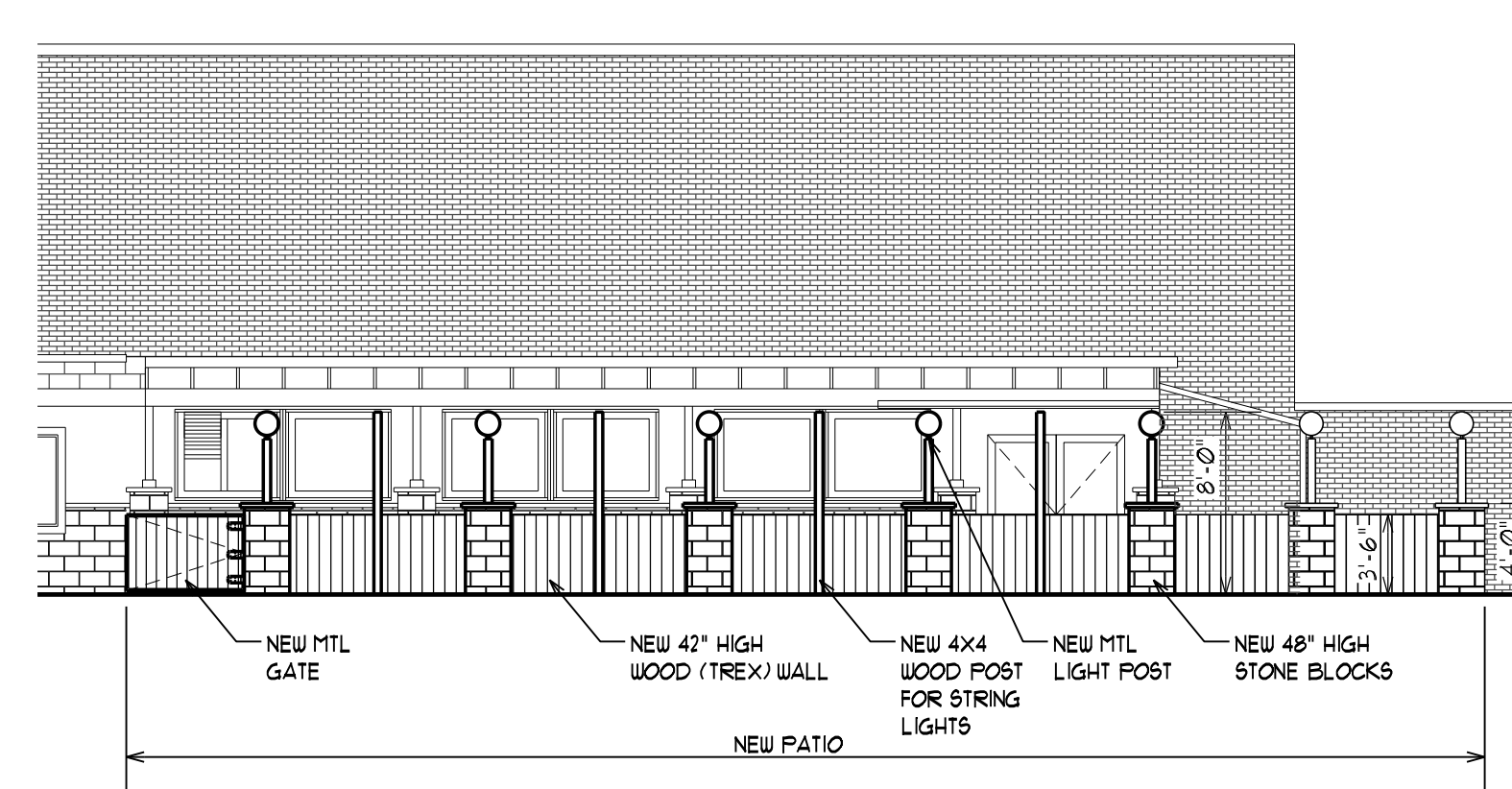
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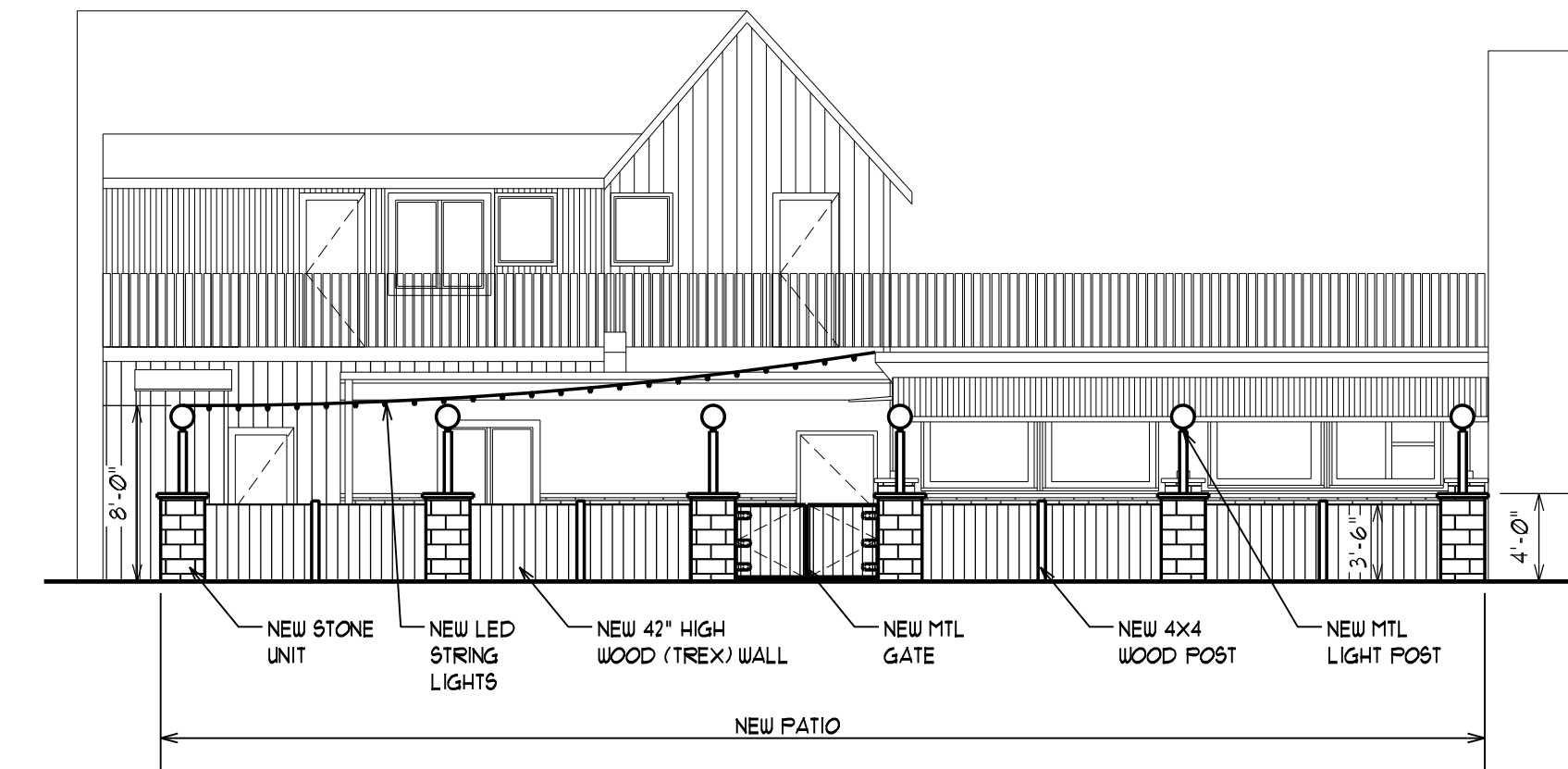


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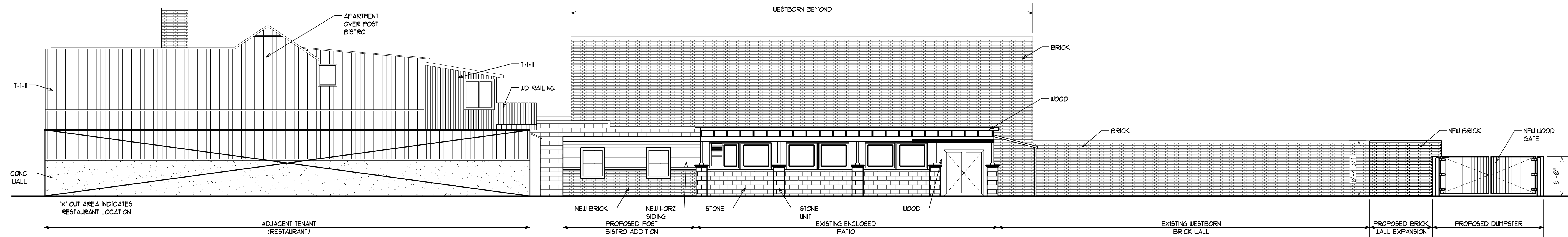
MATERIAL LIST FOR OPEN PATIO	MATERIAL LIST FOR BUILDING ADDITION
LOCATION: OPEN PATIO - COLUMNS MFR: FENDT MATERIAL: OLD WORLD STONEGATE COLOR: OIL WALNUT BLEND	LOCATION: BUILDING ADDITION - BRICK MFR: FENDT MATERIAL: OLD WORLD HOLLAND COLOR: OIL WALNUT BLEND
LOCATION: OPEN PATIO - SIDING MFR: TREX MATERIAL: TREX ENHANCE - SQUARE EDGE COLOR: ROCKY HARBOR	LOCATION: BUILDING ADDITION - SIDING MFR: JAMES HARDIE MATERIAL: HARDIE PLANK LAP SIDING COLOR: PAINT FINISH
LOCATION: OPEN PATIO - STRING LIGHTS MFR: FEIT ELECTRIC MATERIAL: LED STRING LIGHTS COLOR:	LOCATION: BUILDING ADDITION - WINDOWS MFR: ANDERSON MATERIAL: SINGLE HUNG WINDOWS COLOR: WHITE VINYL CLAD OUTSIDE / WOOD INSIDE - PAINTED
LOCATION: OPEN PATIO - COLUMN POST LIGHTS MFR: FEIT ELECTRIC MATERIAL: 1 1/4" DIA. ORB LIGHT COLOR: WHITE	
LOCATION: OPEN PATIO - CONCRETE FLOOR MFR: COLORTOP MATERIAL: CONCRETE FLOOR COLOR: TBD	



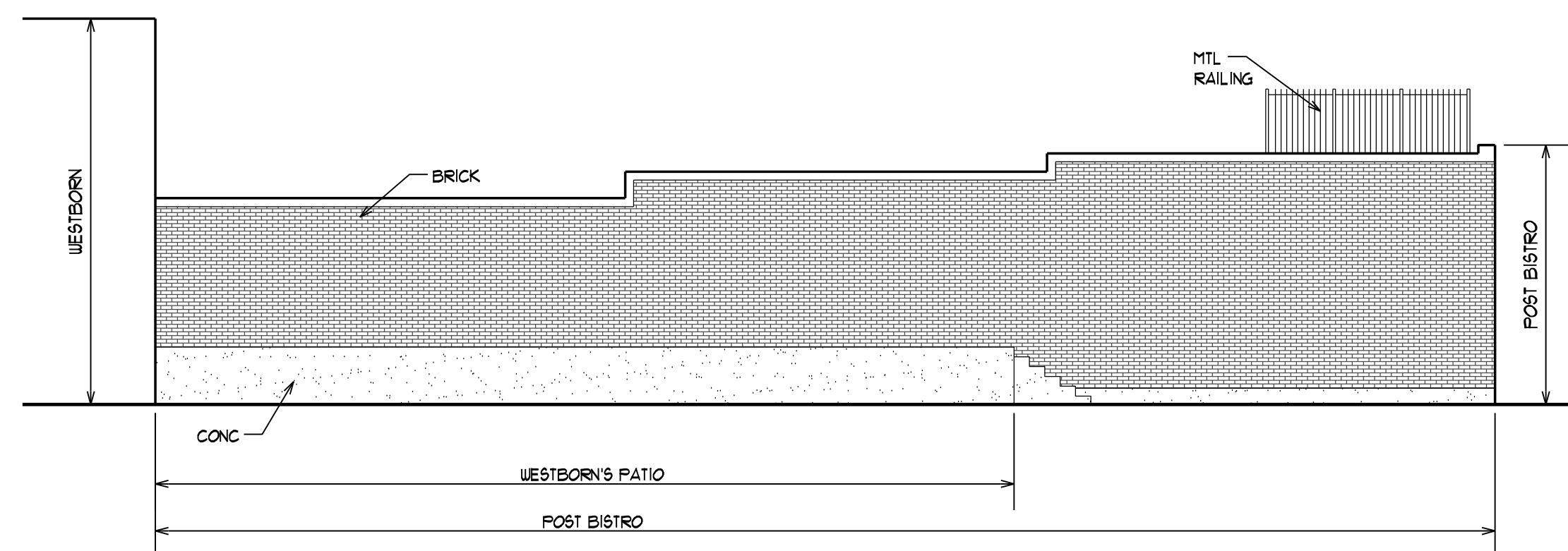
EAST PATIO ELEVATION
 1/8" = 1'-0"



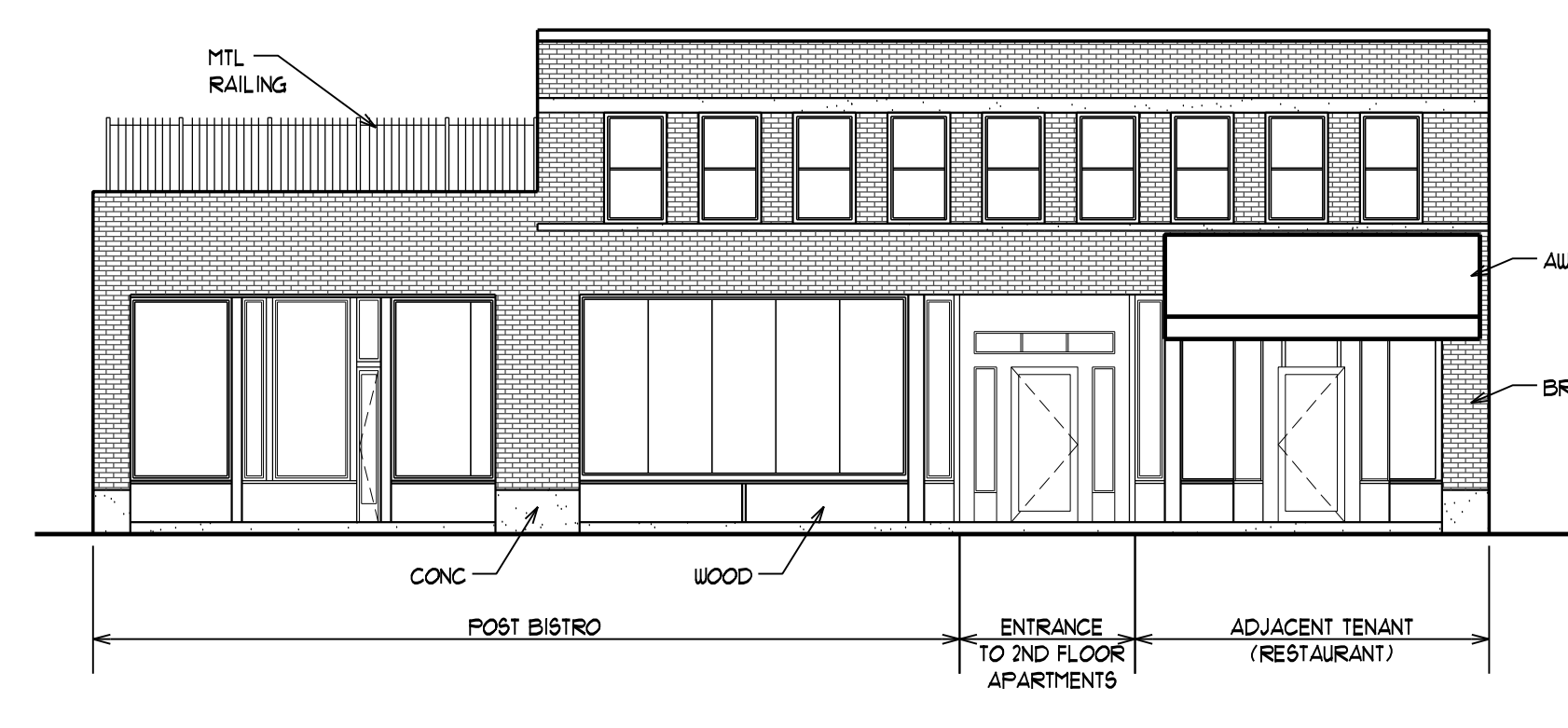
NORTH PATIO ELEVATION
 1/8" = 1'-0"



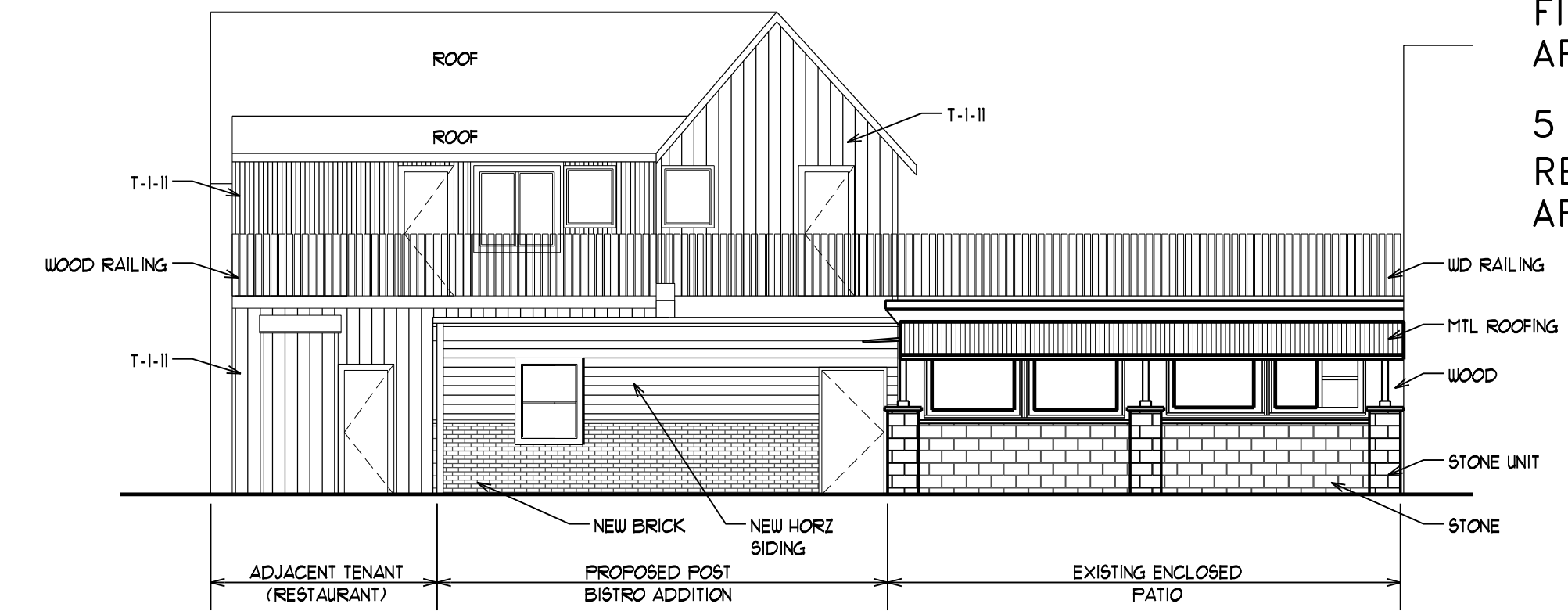
EAST ELEVATION
 1/8" = 1'-0" (WITHOUT PATIO)



WEST ELEVATION
 1/8" = 1'-0"



SOUTH ELEVATION
 1/8" = 1'-0"



NORTH ELEVATION
 1/8" = 1'-0" (WITHOUT PATIO)

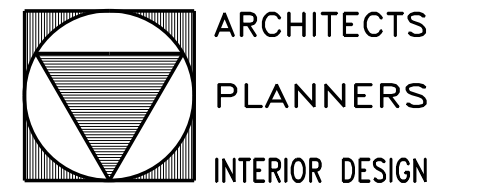
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PERSPECTIVE #2
NO SCALE



PERSPECTIVE #1
NO SCALE

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PERSPECTIVE #4

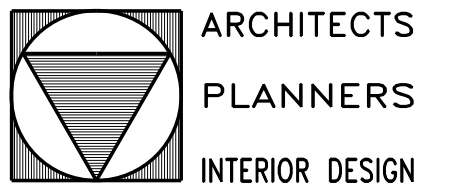
NO SCALE



PERSPECTIVE #3

NO SCALE

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