



City of Plymouth Planning Commission

Regular Meeting Agenda

Wednesday, April 13, 2022 – 7:00 p.m.
City Hall & Online Zoom Webinar

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

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

<https://us02web.zoom.us/j/83840758821>

Passcode: 721585

Webinar ID: 838 4075 8821

1. **CALL TO ORDER**
 - a) Roll Call
2. **CITIZENS COMMENTS**
3. **APPROVAL OF THE MINUTES**
 - a) Approval of the March 9, 2022, regular meeting minutes
4. **APPROVAL OF THE AGENDA**
5. **COMMISSION COMMENTS**
6. **PUBLIC HEARINGS**
 - a) 340 N. Main: Concept only for special land use and site plan approval for a liquor-serving establishment
7. **OLD BUSINESS**
8. **NEW BUSINESS**
 - a) Education session: Redevelopment Ready Communities (RRC)
 - b) Discussion only: fence ordinance and impervious surface ordinance
9. **REPORTS AND CORRESPONDENCE**
10. **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.

City of Plymouth Strategic Plan 2022-2026

GOAL AREA ONE – SUSTAINABLE INFRASTRUCTURE

OBJECTIVES

1. Identify and establish sustainable financial model(s) for major capital projects, Old Village business district, 35th District Court, recreation department, and public safety
2. Incorporate eco-friendly, sustainable practices into city assets, services, and policies; including more environmentally friendly surfaces, reduced impervious surfaces, expanded recycling and composting services, prioritizing native and pollinator-friendly plants, encouraging rain gardens, and growing a mature tree canopy
3. Partner with or become members of additional environmentally aware organizations
4. Increase technology infrastructure into city assets, services, and policies
5. Continue sustainable infrastructure improvement for utilities, facilities, and fleet
6. Address changing vehicular habits, including paid parking system /parking deck replacement plan, electric vehicle (EV) charging stations, and one-way street options

GOAL AREA TWO – STAFF DEVELOPMENT, TRAINING, AND SUCCESSION

OBJECTIVES

1. Create policies and programs that support staff recruitment/retention, including a coordinated recruitment program, flexible scheduling, and an internship program
2. Increase staff levels to appropriately support city services and departments
3. Provide staff/board/volunteer trainings and programming with a focus on improving understanding on issues of diversity, equity, and inclusion and emphasizing working with and serving diverse communities

GOAL AREA THREE – COMMUNITY CONNECTIVITY

OBJECTIVES

1. Engage in partnerships with public, private, and non-profit entities
2. Increase residential/business education programs for active citizen engagement
3. Robust diversity, equity, and inclusion programs
4. Actively participate with multi-governmental lobbies (Michigan Municipal League, Conference of Western Wayne, etc.)

GOAL AREA FOUR – ATTRACTIVE, LIVABLE COMMUNITY

OBJECTIVES

1. Create vibrant commercial districts by seeking appropriate mixed-use development, marketing transitional properties, and implementing Redevelopment Ready Communities (RRC) practices
2. Improve existing and pursue additional recreational and public green space opportunities and facilities for all ages
3. Develop multi-modal transportation plan which prioritizes pedestrian and biker safety
4. Improve link between Hines Park, Old Village, Downtown Plymouth, Plymouth Township, and other regional destinations
5. Maintain safe, well-lit neighborhoods with diverse housing stock that maximizes resident livability and satisfaction
6. Modernize and update zoning ordinance to reflect community vision
7. Implement Kellogg Park master plan

Planning Commission 2022 Goals

1. Address ordinances pertaining to R-1 fences and height of residential structures
2. Begin the preliminary process for the 2023 master plan revision in Q4
3. Explore an impervious surface ordinance
4. Audit the current zoning ordinance and identify an approach for implementing form-based codes



Plymouth Planning Commission
Regular Meeting Minutes
Wednesday, March 9, 2022 - 7:00 p.m.
Plymouth City Hall 201 S. Main

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

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

1. CALL TO ORDER

Chair Karen Sisolak called the meeting to order at 7:00 p.m.

Present: Chair Sisolak, Vice Chair Scott Silvers, Commissioners Shannon Adams, Joe Hawthorne, Tim Joy, Jennifer Mariucci, Kyle Medaugh, Hollie Saraswat and Eric Stalter

Also present: City Commissioner Kelly O'Donnell, Community Development Director John Buzuvis and Planning Consultant Sally Elmiger.

2. CITIZENS COMMENTS

There were no citizen comments

3. APPROVAL OF MEETING MINUTES

Joy offered a motion, seconded by Medaugh, to approve the minutes for the February 9, 2022 meeting as amended to correct a typographical error.

There was a roll call vote.

Yes: Adams, Hawthorne, Joy, Mariucci, Medaugh, Saraswat, Silvers, Stalter, Sisolak

MOTION PASSED 9-0

4. APPROVAL OF THE AGENDA

Silvers offered a motion, seconded by Hawthorne, to approve the agenda for March 9, 2022.

There was a roll call vote.

YES: Yes: Adams, Hawthorne, Joy, Mariucci, Medaugh, Saraswat, Silvers, Stalter, Sisolak

MOTION PASSED 9-0

5. COMMISSION COMMENTS

There were no commission comments

6. PUBLIC HEARINGS

a. SP22-01: 306 S. Main, Special Land Use and Site Plan Review

Architect Constantine Pappas and applicant Stefan Stefanakis reviewed their request for special land use and site plan approval. The proposal would add square footage with a mezzanine level.

Elmiger reviewed a Carlisle Wortman report, noting several items for commissioners to discuss, including the requested "up" lighting and the parking requirements. She suggested that confirming how trash would be handled and ensuring signage meets the size requirements could be handled administratively.

Sisolak opened the public hearing at 7:11 p.m.

Ellen Elliott, 404 Irvin, asked if “Plymouth State Savings Bank” would be the only sign on the building. Pappas explained that the new business model was not yet named, so he was unsure about signage.

An email from Kerri Collins was read, stating the applicant’s request for less parking than the ordinance requires due to a smaller capacity was a not a valid argument.

Delores Davis, 855 Penniman, sent an email stating another liquor license in the downtown would be inappropriate.

The public hearing was closed at 7:18 p.m.

Commission members asked for clarifications about fire codes and the existing liquor license. It was agreed that the fire marshal would be responsible for enforcing fire codes and that this project would not require an additional liquor license.

It was also agreed that up lighting does not meet the ordinance and that it would require a variance.

There was considerable discussion about how capacity, including standing room, and square footage should be considered when determining parking requirements. Stefanakis said the mezzanine would be used only for private parties. It was pointed out that in 2019, the same applicant was able to decrease parking requirements because his two businesses in the building did not have overlapping hours at the time. This has since changed.

Some said that the ordinance tying parking spaces to square footage should be followed strictly, and others felt there was room for interpretation.

Silvers offered a motion to approve SP22-01: 306 S. Main, Special Land Use and Site Plan Review, with the condition that all exterior lighting would operate only during business hours, that no additional parking spaces would be required and that all remaining items in the Carlisle Wortman report be handled administratively. Adams seconded the motion. Silvers amended his motion to state that the up lighting on all columns on each of the window areas is not permitted

There was a roll call vote.

Yes: Saraswat, Silvers

No: Stalter, Adams, Joy, Hathorne, Mariucci, Medaugh, Sisolak

MOTION FAILED 2-7

Silvers offered a motion, seconded by Adams, to resubmit his previous motion, with the following change regarding parking: To require in lieu of parking, payment for two spaces.

There was a roll call vote.

Yes: Adams, Joy, Silvers

No: Stalter, Saraswat, Hawthorne, Mariucci, Medaugh, Sisolak

MOTION FAILED 3-6

Silvers offered a motion, seconded by Adams, to resubmit his first motion, but it to require in lieu of parking, payment for four spaces.

There was a roll call vote.

Yes: Stalter, Adams, Joy, Hawthorne, Mariucci, Medaugh, Sisolak

No: Saraswat, Silvers

MOTION PASSED 7-2

7. OLD BUSINESS

a. PUD22-01: 100 S. Mill, Preliminary Plan for a PUD/PUD Amendment
Pulte Homes representative Joe Skore, Project Engineer Matt Bush and PM Environmental Consultant Adam Patton were present to answer questions.

Commission members referred to the report they received that included summaries from a 2018 environmental report that was done prior to developing the adjacent parcel south of the one in question (phase two of the project). They said that information about the nature of contamination on this parcel was not provided as requested. In addition, no remediation plan was provided. Patton explained that his company used information from the phase two site when designing phase one, and that the same management plan would be used for the second phase.

There was also discussion about how the lack of public benefit required of a PUD, since there would be no usable green space.

The developer was asked about applying for a Brownfield to fund a cleanup. Patton said a thorough cleanup might not be possible. When asked whether the Michigan Department of Environment, Great Lakes and Energy would be overseeing the project, he said no, and that Pulte is not required to do a cleanup – they are required to provide due care by not exacerbating existing contamination, making sure occupants are not unacceptably exposed to contamination that is present and to provide appropriate notices to third parties that may do work on the site. He said that when a system is designed, an operation manual is developed and that when the project is complete, the operation is turned over to the HOA.

Citizen Comment

Ellen Elliott, 404 Irvin, said she recalled Pulte saying they would not develop this portion of the property when they built phase one because it was too contaminated. She also suggested the Planning Commission get a Phase Two ESA report from the builder.

Silvers offered a motion, seconded by Adams, to table the discussion until the Planning Commission receives a documented remediation plan and a summary of phase two data.

There was a roll call vote.

Yes: Adams, Joy, Hawthorne, Mariucci, Medaugh, Saraswat, Silvers, Stalter, Sisolak

MOTION PASSED 9-0

8. NEW BUSINESS

There was no new business.

9. REPORTS AND CORRESPONDENCE

City Commissioner Kelly O'Donnell said the Commission appreciated the input of Planning Commission members at the parklet meeting. She said the issue would be on the City Commission's March 21 agenda.

Buzuvis apologized for being late with his monthly report.

Sisolak said there would be a report on the Redevelopment Ready Communities essentials certification at the April 4 City Commission meeting.

10. ADJOURNMENT

Joy offered a motion, seconded by Adams, to adjourn the meeting at 9:25 p.m.

There was a roll call vote.

Yes: Adams, Joy, Hawthorne, Mariucci, Medaugh, Saraswat, Silvers, Stalter, Sisolak

MOTION PASSED 9-0

DRAFT

City of Plymouth
Planning Commission Public Hearing Notice
Wednesday, April 13, 2022 – 7:00 p.m.
City Hall & Online Zoom Webinar
201 S. Main Street Plymouth, Michigan 48170
Website: www.plymouthmi.gov Phone: (734) 453-1234 ext. 232

A regular meeting of the Planning Commission will be held on Wednesday, April 13, 2022, at 7:00 P.M. located at City Hall & online Zoom Webinar to consider the following:

1. **PUBLIC HEARING FOR:**
SP22-02: 340 N. Main, Special Land Use and Site Plan Review

All interested persons are invited to attend.

In compliance with the Americans with Disabilities Act, the City of Plymouth will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting/hearing, to individuals with disabilities. Requests for auxiliary aids or services may be made by writing or calling the following:

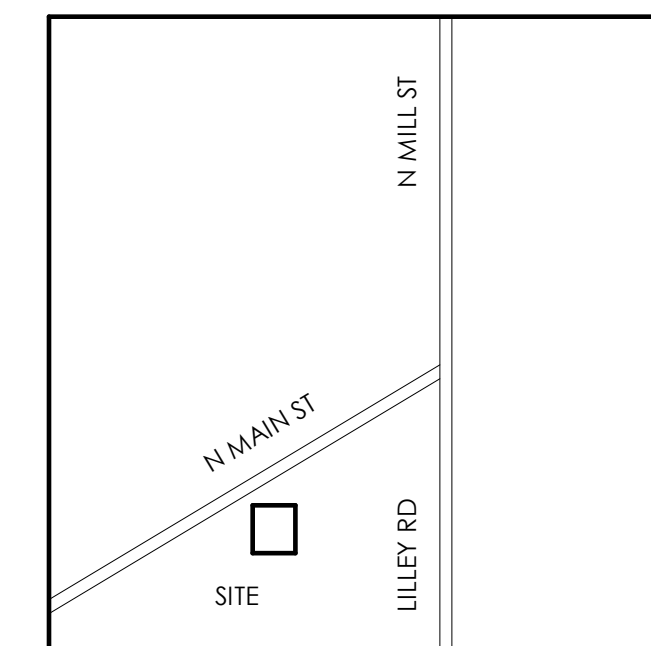
Maureen Brodie, ADA Coordinator
201 S. Main Street
Plymouth, MI 48170, (734) 453-1234, Ext. 234

Publish: Sunday, March 27, 2022

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340 N Main St
Plymouth, MI 48170

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340 N Main St
Plymouth, MI 48170

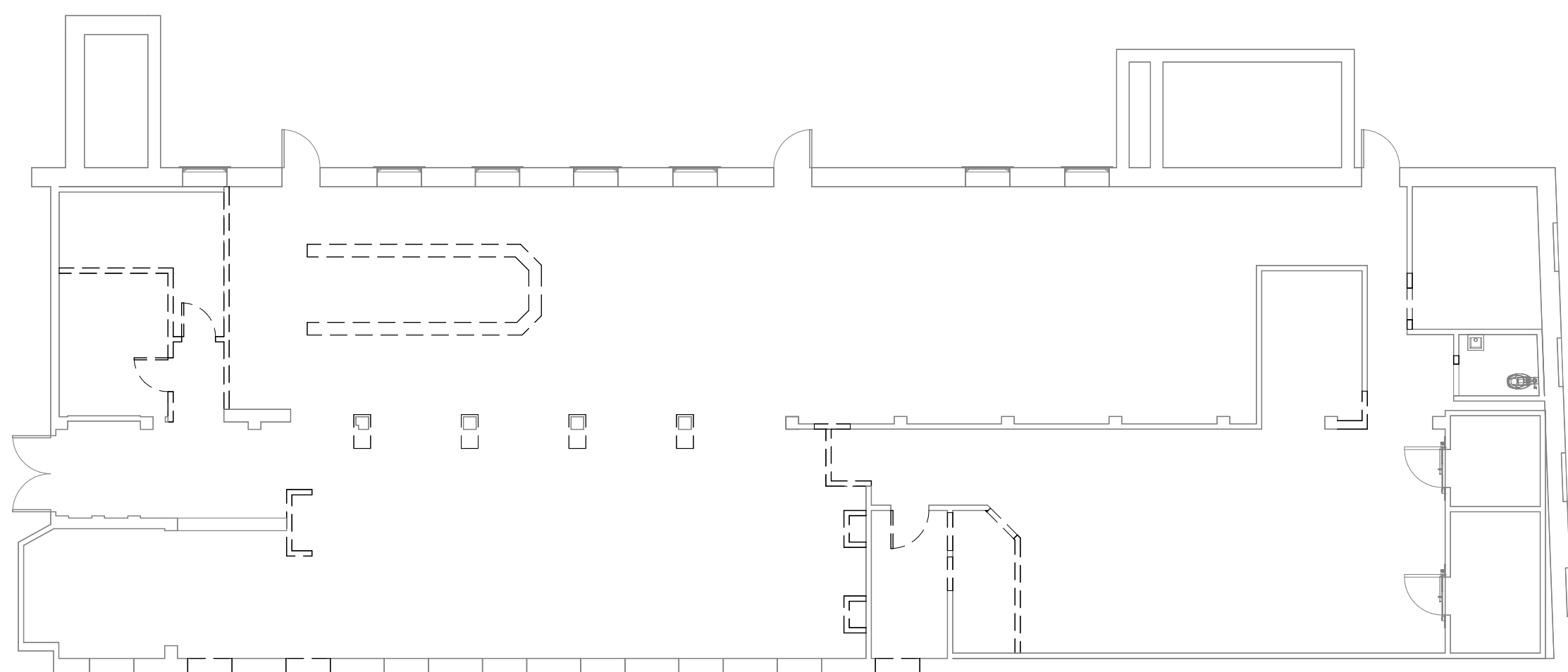


DEMOLITION PLAN GENERAL NOTES:

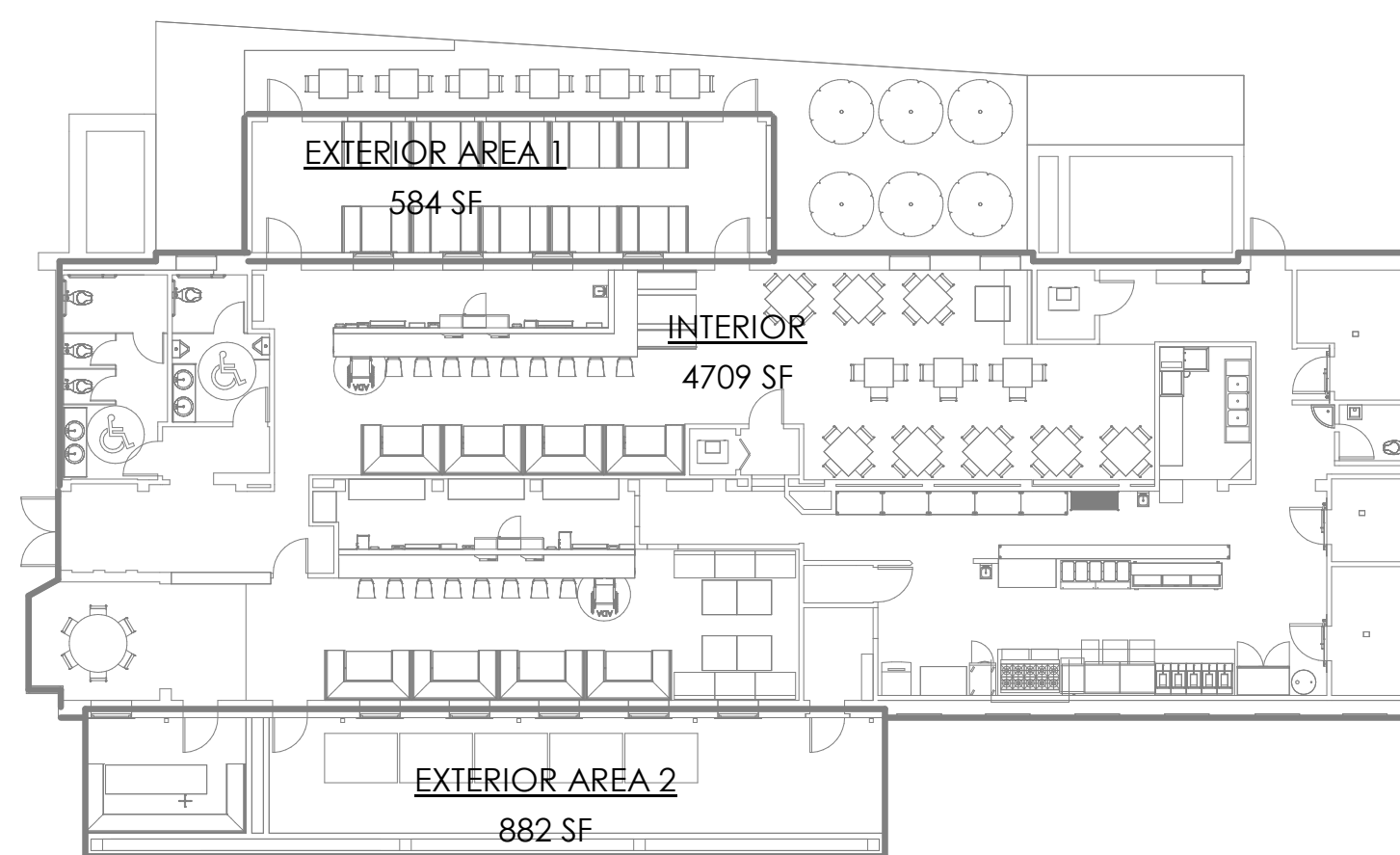
- THE INTENT OF THE DEMOLITION PLANS IS TO SHOW THE GENERAL NATURE OF THE DEMOLITION SCOPE. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VISITING THE JOB SITE AND VERIFYING THE EXISTING CONDITION. THE GENERAL CONTRACTOR SHOULD NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
 - COORDINATE AND VERIFY WITH THE OWNER ALL ITEMS TO BE SALVAGED PRIOR TO DEMOLITION. THESE ITEMS MAY INCLUDE, BUT NOT LIMITED TO, THE FOLLOWING: 1) LAB CASEWORK 2) FUMEHOOD(S) 3) LABORATORY EQUIPMENT 4) SUSPENDED CEILING COMPONENTS 5) LIGHT FIXTURES 6) DOOR(S) AND WINDOW(S) 6) EXISTING FURNITURE 7) EXISTING FIXED FURNITURE
 - GENERAL CONTRACTOR IS TO MAINTAIN A SEPARATION BETWEEN AREAS WITHIN THE SCOPE OF WORK AND AREAS OUTSIDE OF THE SCOPE OF WORK BY PROVIDING PLASTIC SHEATHING BETWEEN CONTIGUOUS SPACES AND/OR TEMPORARILY TAPING OF JOINTS AND GAPS TO PREVENT DUST MIGRATION.
 - CAUSE NO DAMAGE TO EXISTING CONSTRUCTION TO REMAIN. TAKE CARE NOT TO ENCROACH ON ADJACENT OCCUPIED AREAS OR AREAS NOT WITHIN THE SCOPE OF WORK. PROTECT ALL EXISTING FINISHES, DOORS, FRAMES, ETC. WHICH ARE TO REMAIN.
 - USE ALL MEANS NECESSARY TO PREVENT THE SPREAD OF DUST TO ADJACENT AREAS.
 - CONDUCT DEMOLITION OPERATIONS & THE REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH STREETS, WALKS, & OTHER ADJACENT OCCUPIED OR USED FACILITIES. COMPLY WITH LOCAL JURISDICTION REQUIREMENTS FOR RECYCLING AND TREATMENT OF ITEMS TO BE RECYCLED.
 - DISPOSE OF ALL DEMOLISHED OR REMOVED MATERIALS LEGALLY OFF THE SITE. COMPLY WITH ALL LOCAL HAULING & DISPOSAL REQUIREMENTS.
 - THE ARCHITECT HAS NO KNOWLEDGE OF AND SHALL NOT BE HELD LIABLE FOR ANY ASBESTOS OR OTHER HAZARDOUS MATERIALS ON JOBSITE. THE CONTRACTOR SHALL IMMEDIATELY ISOLATE THE AFFECTED AREA IF ASBESTOS OR OTHER HAZARDOUS MATERIAL ARE DISCOVERED DURING CONSTRUCTION. NOTIFY OWNER FOR FURTHER INSTRUCTION BEFORE PROCEEDING WITH OTHER WORK.
 - MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS.
 - SCHEDULE ALL SERVICE SHUT-DOWN(S) WITH THE OWNER. NOTIFY OWNER A MINIMUM TIME OF ONE (1) WEEK AND ADDITIONALLY ONE (1) HOUR PRIOR TO SHUT-DOWN(S).
 - REMOVE ALL ABANDONED ANCHOR BOLTS & EMBEDDED ITEMS IN CONCRETE FLOORS THAT PROTRUDE ABOVE THE CONCRETE FLOOR SURFACE.
 - REFER TO STRUCTURAL, MECHANICAL, ELECTRICAL & PLUMBING DRAWINGS FOR SPECIFIC DEMOLITION NOTES REGARDING THESE DISCIPLINES. ALL HVAC, ELECTRICAL AND PLUMBING ITEMS REMOVED SHALL BE CAPPED AND IDENTIFIED.
 - UPON COMPLETION, CLEAN THE ENTIRE AREA OF DEMOLITION TO A TIDY, UNIFORM CONDITION REMOVING ALL DEBRIS, DUST PARTITIONS & ASSOCIATED MATERIALS USED DURING THE DEMOLITION. CLEAN ALL AREAS IMPACTED BY THE DEMOLITION, INCLUDING BUT NOT LIMITED TO, ADJACENT OCCUPIED AREAS AND AREAS NOT WITHIN THE SCOPE OF WORK.
 - PROVIDE NEW SUPPORT RACK OR HANGERS FOR ABOVE CEILING ITEMS WHICH WERE ORIGINALLY SUPPORTED BY REMOVED WALLS.
 - ABANDONING ITEMS OR UNUSED UTILITIES IN PLACE IS STRICTLY PROHIBITED, UNLESS SPECIFICALLY PERMITTED BY THE OWNER.
 - PATCH / PAINT / FINISHES: TAPE, PATCH, SAND SMOOTH, AND PAINT ALL EXISTING INTERIOR WALLS WHERE DAMAGED TO UPGRADE TO CLIENT-ACCEPTED CONDITION. ALL ADJACENT EXISTING FINISHES DAMAGED OR AFFECTED BY DEMOLITION OR CONSTRUCTION OF NEW AREAS IN SCOPE OF WORK SHALL BE PATCHED AND REPAIRED TO MEET CLIENT SATISFACTION.
- COMPLY WITH ALL STANDARD LOCAL, NATIONAL, STATE AND FEDERAL SAFETY REQUIREMENTS FOR DEMOLITION.

WALL LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED
- NEW WALL



1 DEMOLITION PLAN
3/32" = 1'-0"



2 AREA PLAN
1/16" = 1'-0"

JURISDICTION:	CITY OF PLYMOUTH
GOVERNING CODE:	1. 2015 MICHIGAN BUILDING CODE 2. 2015 MICHIGAN MECHANICAL CODE 3. 2015 MICHIGAN PLUMBING CODE 4. MICHIGAN ELECTRICAL CODE, 2017 NEC 5. ANSI A 117.1-2009 AND MICHIGAN BARRIER FREE DESIGN LAW OF PUBLIC ACT 1 OF 1966 AS AMENDED 6. MICHIGAN UNIFORM ENERGY CODE RULES PART 10 WITH ANSI/ASHRAE/IESNA Standard 90.1-2007 7. INTERNATIONAL FIRE CODE 2012 APPROVED PLANS TO BE ON SITE AT ANY TIME PERMIT MUST BE OBTAINED FROM THE CITY PRIOR TO ANY TYPE OF WORK
USE GROUP:	A2
TYPE OF CONSTRUCTION	III-B
UNIT AREA:	INTERIOR AREA = 4709 SF. EXTERIOR AREA 1466 SF
ZONING:	B-3 GENERAL BUSINESS
TOTAL OCCUPANTS	
NUMBER OF EGRESS	5- EXITS ARE PROVIDED

GENERAL NOTES:

ALL INTERIOR PARTITIONS, FINISHES AND FIXTURES IN THE STORE TO BE BY OWNER/TENANT AND TO COMPLY WITH THE MICHIGAN CODE 2015.

EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. MANUALLY OPERATED FLUSH BOLTS ARE NOT PERMITTED.

ALL REQUIRED EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. DIRECTION EXIT SIGNS SHALL BE REQUIRED WHERE THE PATH OF EGRESS IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS. (MBC & IFC CHAPTER 10, MEANS OF EGRESS)

PROVIDE PORTABLE FIRE EXTINGUISHER PER INTERNATIONAL FIRE CODE AND NFPA 10, TO BE COORDINATED WITH FIRE MARSHAL.

EMERGENCY LIGHTING SHALL BE PROVIDED FOR THE MEANS OF EGRESS IN ACCORDANCE WITH THE MBC & IFC CHAPTER 10, MEANS OF EGRESS.

ALL COMBUSTIBLE STORAGE AND ASSOCIATED FIRE PROTECTION SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL FIRE CODE.

ALL INTERIOR TO COMPLY WITH THE MICHIGAN BUILDING CODE CHAPTER 8, INTERIOR FINISHES AND THE INTERNATIONAL FIRE CODE, CHAPTER 8, INTERIOR DECORATIVE MATERIAL AND FURNISHINGS.

PROVIDE SIGNS INDICATING PUBLIC RESTROOM AS REQUIRED PER MICHIGAN BUILDING CODE 2009 AND MICHIGAN PLUMBING CODE 2012. UNISEX ACCESSIBLE SIGN SHALL BE MOUNTED ALONG SIDE THE DOOR ON THE LATCH SIDE. SIGNAGE CHARACTER MUST BE 48" MIN. AND 60" MAX. A.F.F.

PROVIDE A PERMANENT, CONSPICUOUS BUILDING ADDRESS IN ACCORDANCE WITH THE CITY CODE OF ORDINANCE 8, THE IFC, SECTION 505 PREMISES IDENTIFICATION, AS AMENDED. STREETS & ROADS SHALL BE IDENTIFIED WITH CLEAR SIGNS.

DOOR SURFACES WITHIN 10" OF THE FLOOR GROUND MEASURED VERTICALLY SHALL BE SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF DOOR.

AN 18-INCH BY 48-INCH CLEAR MANEUVERING SPACE IS REQUIRED ON THE PULL-SIDE, LATCH-SIDE OF ALL DOORS.

GENERAL CONSTRUCTION NOTES:

1. THE SUB CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO BIDDING AND ASSUME FULL SUBCONTRACTOR RESPONSIBILITY FOR VISUAL OBSERVATION OF EXISTING CONDITIONS. DURING THE VISIT THE CONTRACTOR SHALL RELATE THE PROPOSED FLOOR PLANS TO THE EXISTING SPACE CONDITIONS AND BE FAMILIAR WITH THE AREAS WHERE WORK WILL BE PERFORMED. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES, IF ANY, PRIOR TO SUBMITTING THE BID AND START OF CONSTRUCTION.

2. THE SUB CONTRACTOR SHALL ACCEPT THE SITE IN THE CONDITION IN WHICH IT EXISTS AT THE TIME OF THE CONTRACT AWARD. ALL EXCLUSIONS SHALL BE MADE ON THE BID PROPOSAL AND SUBMITTED TO THE OWNER FOR REVIEW.

3. THE SUB CONTRACTOR SHALL PROVIDE ALL LABOR, EQUIPMENT, AND MATERIALS NECESSARY TO COMPLETE THE WORK SPECIFIED ON THE DRAWINGS AND HEREINAFTER SPECIFIED.

4. LAYOUT OF THE WORK, LOCATION OF REFERENCES AND DIMENSIONS PER PLANS AND COORDINATE LOCATION OF ALL CHASES, OPENINGS, DUCTS, LINES, CONDUITS, FIXTURES AND EQUIPMENT.

5. TEMPORARY PARTITIONS, DUST PROTECTORS, ENCLOSING OF OPENINGS, RAMPS AND CAT WALKS AS REQUIRED BY OSHA FOR SAFETY.

6. NO ALLOWANCE SHALL BE MADE ON BEHALF OF THE CONTRACTOR ON ACCOUNT OF AN ERROR ON HIS PART OR HIS NEGLIGENCE OF FAILURE TO ACQUAINT HIMSELF WITH THE EXISTING CONDITIONS OF THE SPACE.

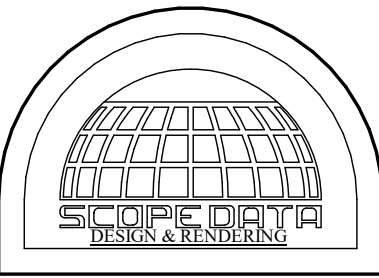
7. USE MEANS NECESSARY TO PREVENT DUST FROM BEING A NUISANCE TO THE PUBLIC, GUESTS, OR OTHER WORK BEING PERFORMED NEAR THE SITE.

8. THE SUB CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THE FEDERAL, STATE, AND LOCAL SAFETY REQUIREMENTS.

9. MAINTAIN SAFE CONSTRUCTION ACCESS TO THE WORK AREA AT ALL TIMES AND POST WARNING SIGNS AT ALL PEDESTRIAN TRAVEL PATHS.

10. ALL ASSOCIATED ELECTRICAL, PLUMBING, ETC. TO BE DEMOLISHED SHALL BE DISCONNECTED AND REMOVED TO THE SOURCE.

11. EACH SUBCONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE CLEANUP OF DEBRIS AND CUTTING MATERIALS DAILY.



SCOPE DATA, LLC
 381 DEER PATH TRL
 WATERFORD
 MICHIGAN 48327
 WWW.SCOPEDATA.COM

CONTACT NUMBER
 PH: (248) 739-6390
 FAX: (248) 562-1450

EMAIL:
 INFO@SCOPEDATA.COM

PROJECT:
 Sidecar Of Plymouth

ADDRESS
 340 N Main St
 Plymouth, MI 48170

OWNER

CONTRACTOR

SUBMITTALS

REVISIONS

#	Revision Date

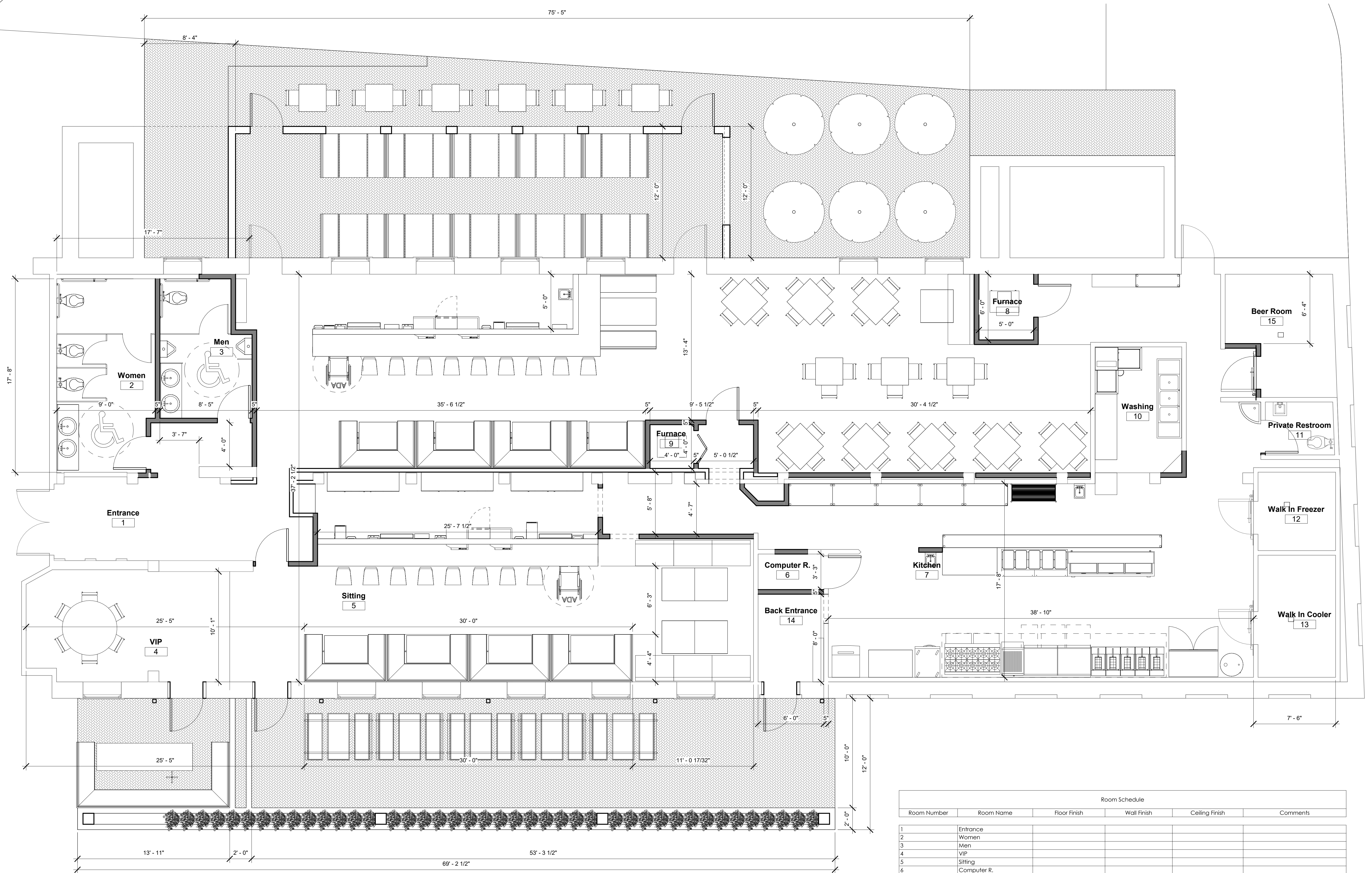
PROJECT NO

DATE
 04/27/21

SCALE

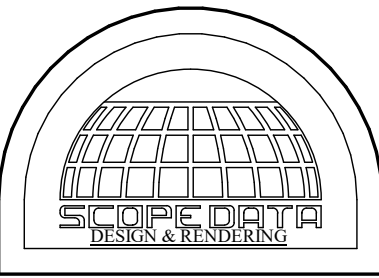
SHEET TITLE
 FLOOR PLAN

SHEET #
 A1



Room Schedule					
Room Number	Room Name	Floor Finish	Wall Finish	Ceiling Finish	Comments
1	Entrance				
2	Women				
3	Men				
4	VIP				
5	Sitting				
6	Computer R.				
7	Kitchen				
8	Furnace				
9	Furnace				
10	Washing				
11	Private Restroom				
12	Walk In Freezer				
13	Walk In Cooler				
14	Back Entrance				
15	Beer Room				

1 PROPOSED FLOOR PLAN PRELIMINARY
 1/4" = 1'-0"



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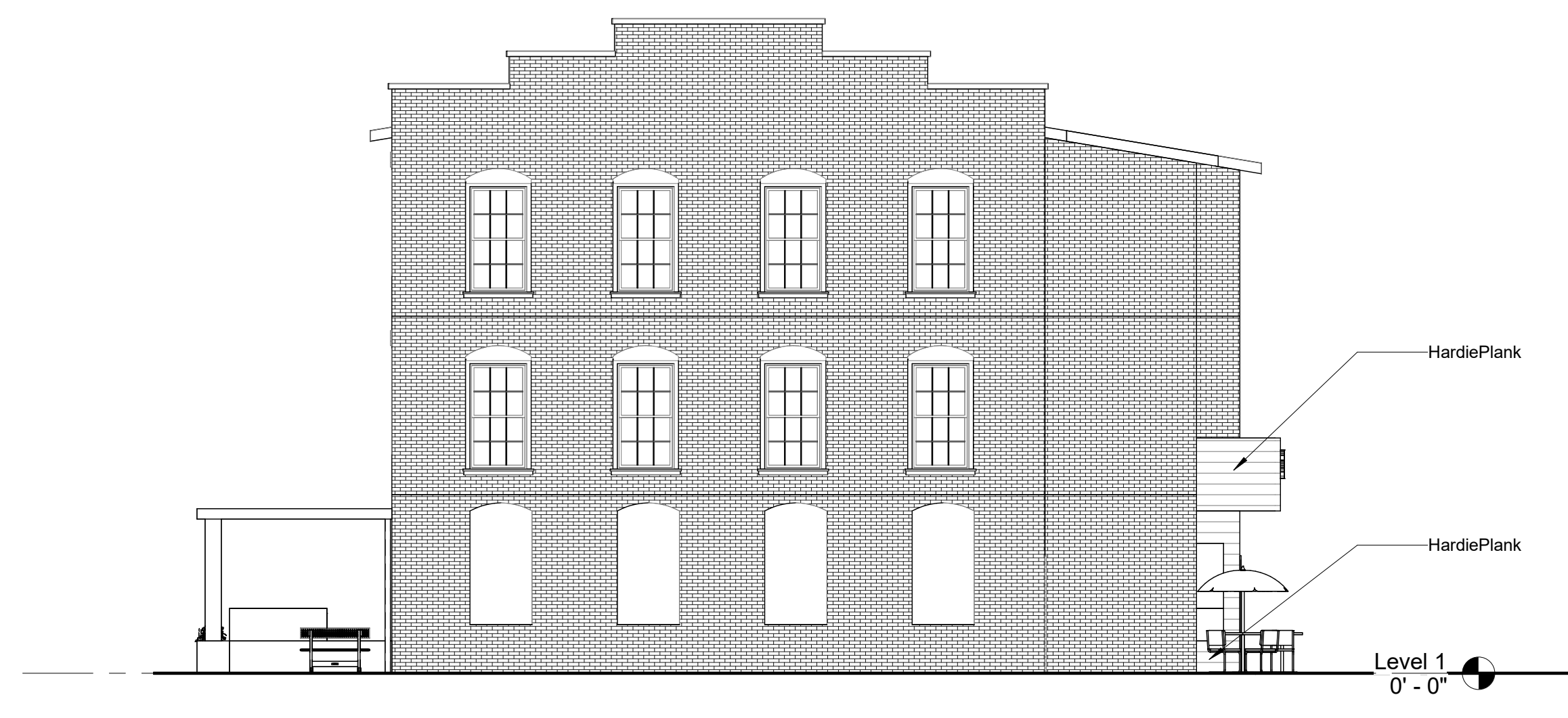
ADDRESS
 340 N Main St
 Plymouth, MI 48170

OWNER

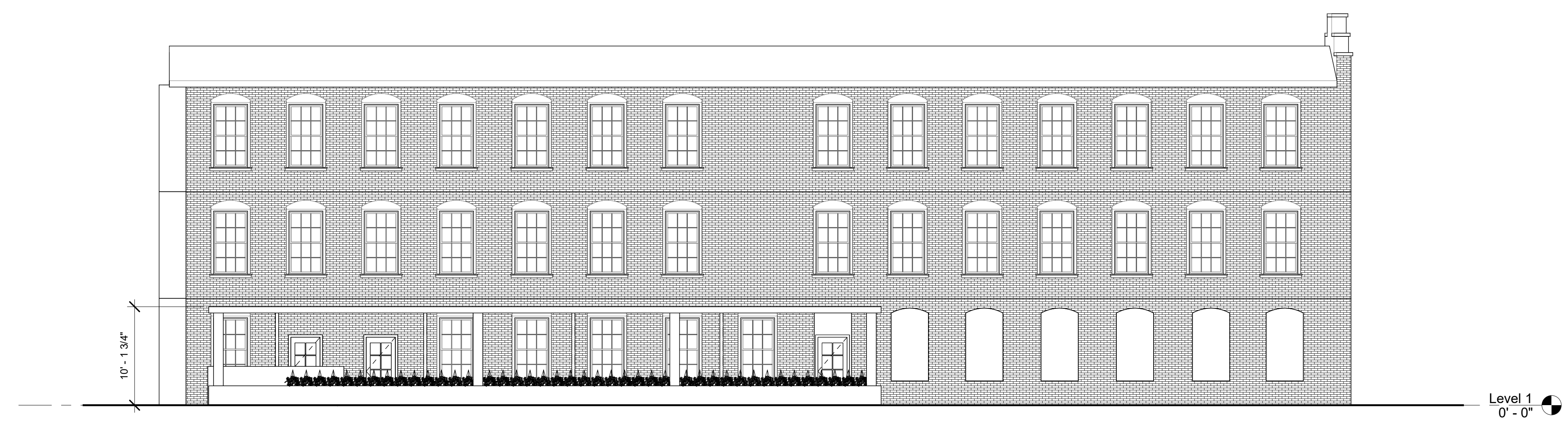
CONTRACTOR



① North East Elevation
 1/8" = 1'-0"



② South East Elevation
 1/8" = 1'-0"



③ South West Elevation
 1/8" = 1'-0"

SUBMITTALS

REVISIONS

#	Revision Date

PROJECT NO

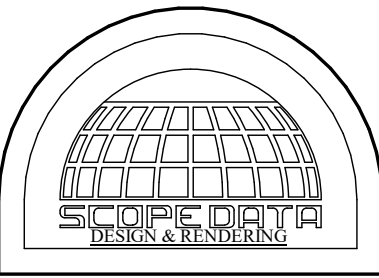
DATE

SCALE

SHEET TITLE
 ELEVATIONS

SHEET #

A2



SCOPE DATA, LLC.
381 DEER PATH TRL.
WATERFORD
MICHIGAN 48327
WWW.SCOPEDATA.COM

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PROJECT:
Sidecar Of Plymouth

ADDRESS
340 N Main St
Plymouth, MI 48170

OWNER

CONTRACTOR

SUBMITTALS

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#	Revision Date
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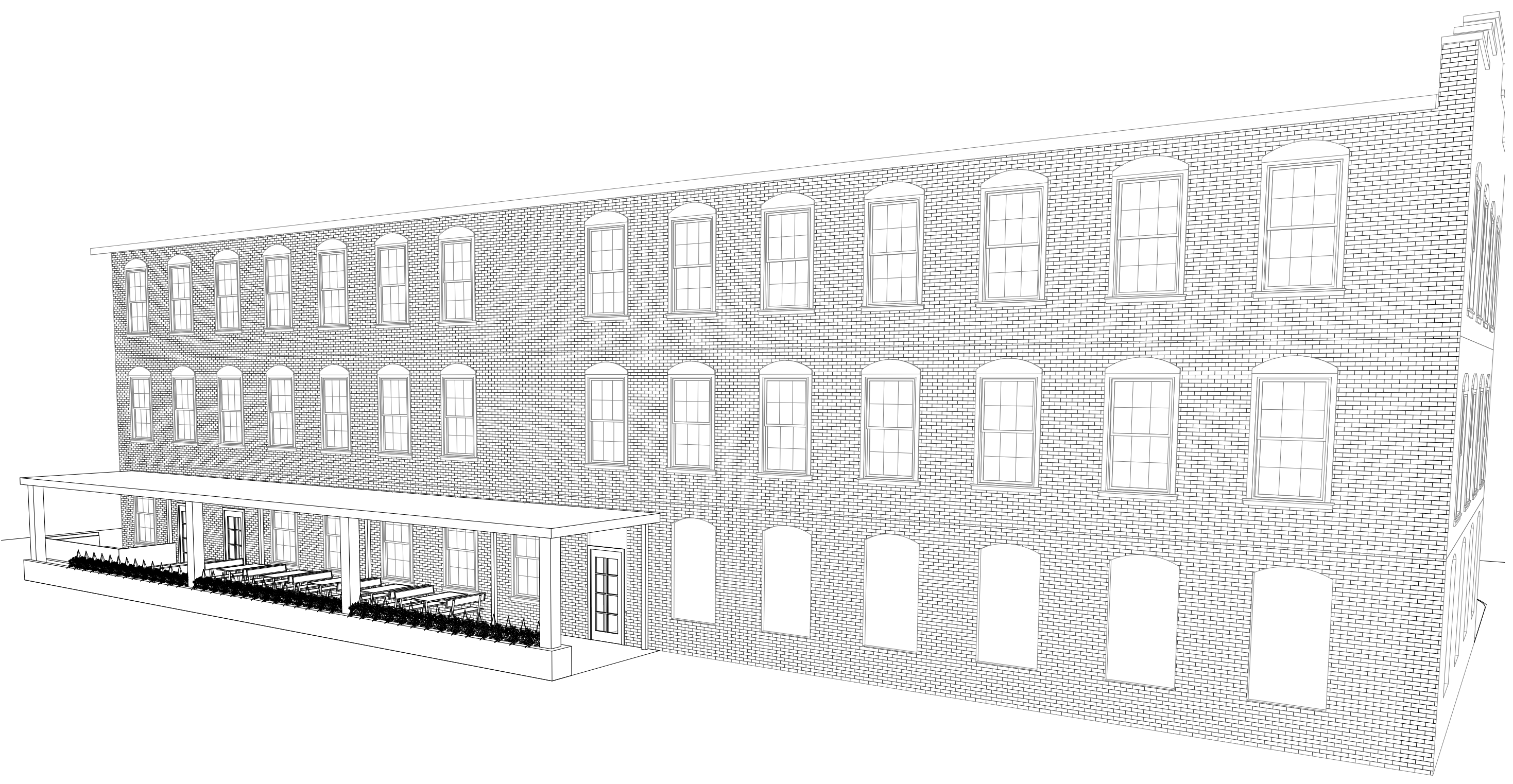
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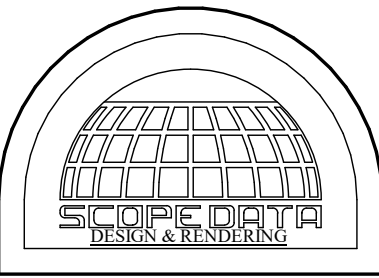
DATE
01/13/22

SCALE

SHEET TITLE
3D VIEWS

SHEET #
A3





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PROJECT:
 Sidecar Of Plymouth

ADDRESS
 340 N Main St
 Plymouth, MI 48170

OWNER

CONTRACTOR

SUBMITTALS

REVISIONS

#	Revision Date

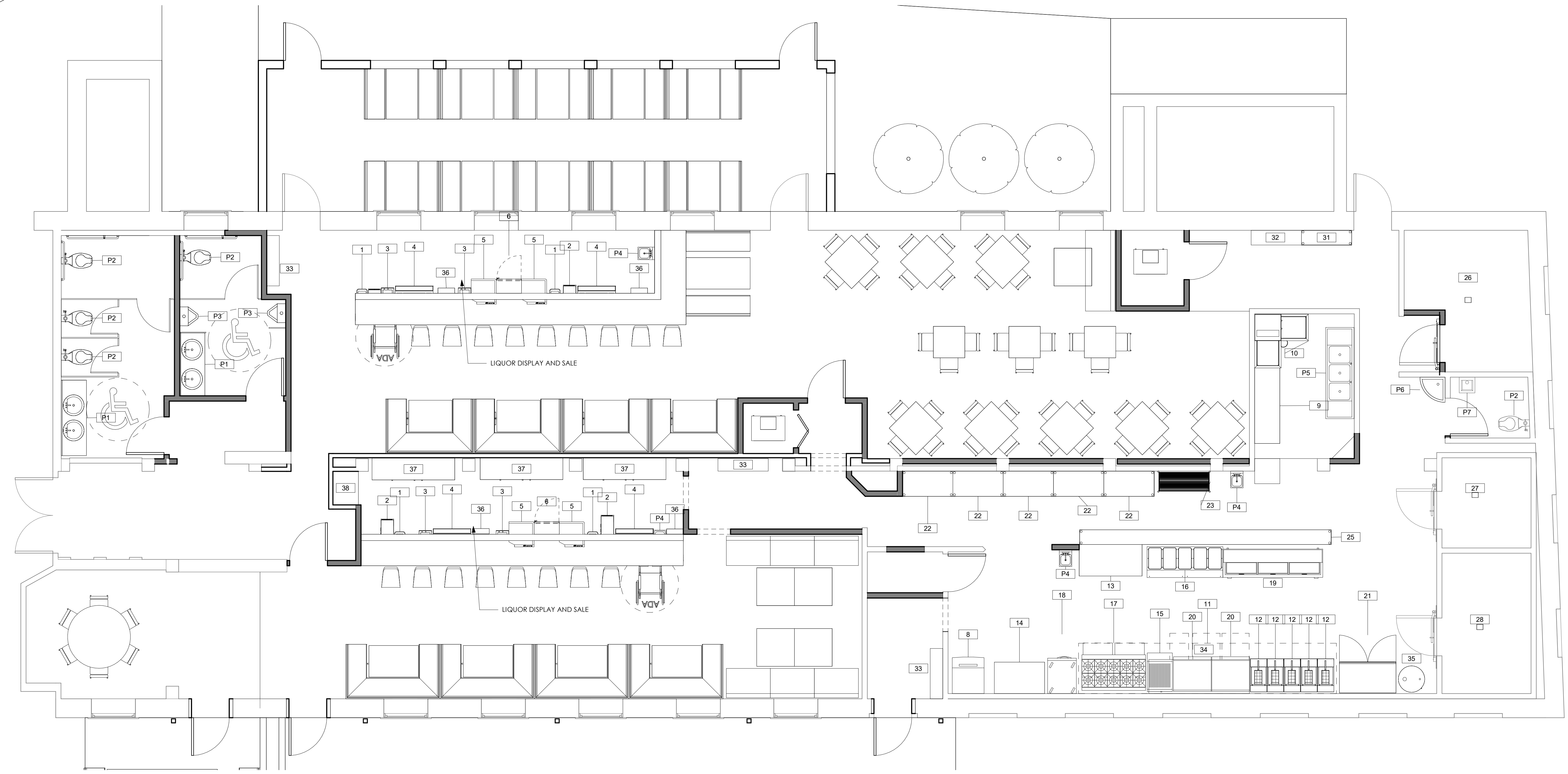
PROJECT NO

DATE
 03/05/22

SCALE

SHEET TITLE
 EQUIPMENT PLAN

SHEET #
 A5



1 EQUIPMENT PLAN
 1/4" = 1'-0"

Plumbing Fixture Schedule		
Type Mark	Description	Count
P1	BATHROOM HAND SINK	2
P2	TOILET	5
P3	URINAL	2
P4	HAND SINK	4
P5	3 COMPARTMENT SINK	1
P6	MOP SINK	1
P7	HAND SINK	1

Specialty Equipment Schedule	
Type Mark	Description
1	TRASH CAN
2	ICE CREAM FREEZER
3	DUMP SINK
4	ICE BIN
5	Clean Dish Table, Left
6	GLASS WASHER
8	ICE MAKER
9	DIRTY DISH DROP
10	DISH WASHER
11	HOOD
12	FRYER
13	60" PIZZA PREP TABLE
14	4'-0" PREP TABLE
15	CHARBROILER
16	3 WELL ELECTRIC STEAM TABLE
17	10 OPEN BURNERS, 2 STANDARD OVENS
18	24" Reach-in Solid Swing Door Freezer
19	96" PIZZA PREP TABLE
20	36" Griddle
21	2 DOOR FREEZER
22	24" X 48" X 72" STORAGE SHELVES
23	24" FULL HEIGHT CAN RACK
25	FRONT LINE EXPO WITH UNDER SHELF
26	WALK IN BEER COOLER
27	WALK IN FREEZER
28	WALK IN COOLER
31	CHEMICAL STORAGE RACK
32	EMPLOYEE LOCKERS
33	WAIT STAFF SERVICE STATION SODA-COFFEE - TEA
34	96" REFRIGERATED BASE 4 DRAWER
35	OIL DRUM
36	24" LIQUOR TREE
37	91" BACK BAR COOLER 3 DOOR
38	WINE RACK SYSTEM



sidecar slider bar

CITY OF PLYMOUTH
Community
Development Dept.
201 S. Main
Plymouth, MI 48170
www.plymouthmi.gov

INFORMATION ONLY

To: Planning Commission
From: Greta Bolhuis, AICP, Asst. Community Development Director
Date: April 5, 2022
Re: Redevelopment Ready Communities Essential Status Achievement

BACKGROUND:

As you are aware, the City of Plymouth has been formally engaged in the Michigan Economic Development Corporation (MEDC) Redevelopment Ready Communities (RRC) program since 2017. The RRC program evaluates and ultimately certifies communities that integrate predictability, efficiency and transparency into their development and redevelopment processes. In 2021, MEDC reworked the program to offer communities two paths for completing the RRC program: Essentials and Certified. The Essentials path was created as a lighter lift for communities that are working towards alignment with the established six best practices areas, whereas the Certified path was kept for communities looking to fully align with the best practices of Redevelopment Ready Communities. Essentials status achievement is a natural progression towards being fully Certified. As of March 21, 2022, the City of Plymouth has officially met the RRC Essentials.

On April 4, Elizabeth King from MEDC formally presented our Essentials award. She also presented an overview of the best practices and spoke to the City Commission about becoming Certified. Certification is a multi-year project and work continues to align ordinances, policies, and procedures with the remaining best practice tasks.

If you have any questions, please contact me directly.