



City of Plymouth Planning Commission Public Engagement Sub-Committee Meeting Agenda

Wednesday, February 21, 2024 – 10:30 a.m.
City Hall Conference Room

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

www.plymouthmi.gov
Phone 734-453-1234

1. **CALL TO ORDER**
 - a) Roll Call: Sisolak, Horstman, Saraswat, Hawthorne
2. **CITIZENS COMMENTS**
3. **APPROVAL OF THE MEETING NOTES**
 - a) Meeting notes from February 7, 2024
4. **MASTER PLAN DISCUSSION**
 - a) Review/Finalize Questions for Engagement Session
 - b) Draft Article for OVA Newsletter
5. **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.

Meetings of the City of Plymouth are open to all without regard to race, sex, color, age, national origin, religion, height, weight, marital status, disability, or any other trait protected under applicable law. Any individual planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) should submit a request to the ADA Coordinator at 734-453-1234 ext. 234 at least two working days in advance of the meeting. The request may also be submitted via mail at 201 S. Main St. Plymouth, MI 48170, or email to clerk@plymouthmi.gov.

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 a 5-year staffing projection
2. Review current recruitment strategies and identify additional resources
3. Identify/establish flex scheduling positions and procedures
4. Develop a plan for an internship program
5. Review potential department collaborations
6. Hire an additional recreation professional
7. Review current diversity, equity, and inclusion training opportunities
8. Seek out training opportunities for 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 2023 Goals

1. Review, amend, and revise the master plan as necessary
2. Obtain and review a form based codes test case
3. Create an ordinance to support generators

***“The government in this community is small
and accessible to all concerned.”***

-Plymouth Mayor Joe Bida November 1977



City of Plymouth Planning Commission Public Engagement Sub-Committee Meeting Minutes

Wednesday, February 7, 2024 – 10:00 a.m.

City Hall Conference Room

City of Plymouth
201 S. Main
Plymouth, MI 48170

www.plymouthmi.gov
Phone 734-453-1234

1. CALL TO ORDER

Chair Karen Sisolak called the meeting to order at 10:07 a.m.

Present: Chair Sisolak, Commissioners Joe Hawthorne, Hollie Saraswat

Excused: Latricia Horstman

Also present: Planning and Community Development Director Greta Bolhuis

2. CITIZENS COMMENTS

Pete Mundt, 643 N. Harvey, thanked the group for taking on this effort. He liked the idea of engagement and the educational opportunity for the community to learn about the Master Plan.

Lee Jasinski, 1380 Maple, stated he is interested in putting more emphasis on trees for environmental purposes.

3. APPROVAL OF THE MEETING MINUTES

Saraswat offered a motion, seconded by Hawthorne to approve the minutes for the January 17, 2024, meeting as presented.

There was a voice vote.

MOTION PASSED

4. MASTER PLAN DISCUSSION

a. Determine Questions for Engagement Session

Draft questions submitted by the subcommittee for consideration were reviewed by the group. The group agreed to eliminate some questions, identified some as needing more background information and one identified as a low priority. Some wording changes were also suggested. Overall, the group agreed the list captured the topics of importance. It was agreed the group would all review the list and bring back additional details, questions to the next meeting.

b. Review DDA Request for Input

No changes were suggested for the request for input. Bolhuis will forward to the DDA for review at their February 11 meeting.

c. Discuss Engagement Timing

Sisolak reported that she and Horstman discussed timing for the OVA engagement. They would like to have the meeting on March 20th if possible as the event season starts in April. Hawthorne suggested a Tuesday may be better. Pete Mundt agreed to inquire further into the date as he is on the OVA Board. It was also suggested that the PC draft an article on the public engagement efforts in the March OVA newsletter. Sisolak agreed to draft an article for the subcommittee to review at the next meeting.

The group then discussed timing for the General Public engagement session and agreed to target April 23rd.

Saraswat left the meeting at 10:55 a.m.

5. ADJOURNMENT

Hawthorne offered a motion, seconded by Sisolak, to adjourn at 11:09 a.m.

There was a voice vote.

MOTION PASSED

PUBLIC ENGAGEMENT – POSSIBLE QUESTIONS

A diverse housing stock will help communities adapt to changes in housing demand and meet the needs of its current and future populations. Enabling and promoting a range of housing types is an essential aspect of a well-balanced, inclusive community. A diverse housing stock provides residents with lifestyle options and is conducive to both attracting and retaining residents.

QUESTION: Do you feel the current housing options adequately meet the needs of the community?
(Single young adults, young families, Retirees, ...)

Yes No Undecided

If no what's missing?

Currently only single-family residential buildings in all zoning districts have landscape area requirements. (Sec 78-90) A minimum of 60 percent of the front yard shall be landscape area. Up to five percent of the total landscape area may be permeable pavement.

QUESTION: Should changes be made to the ordinances to include these greenspace requirements for multifamily housing options?

Yes No Undecided

An Accessory Dwelling Unit (ADU) is a legal and regulatory term for a secondary house or apartment that shares the building lot of a larger, primary house. They increase housing supply without changing the physical character of neighborhoods. Offer a wealth-building opportunity as long-term rentals, provide a way for elderly residents to age in place while maintaining privacy, or can be an alternative for young people who want to live at home to save money.

QUESTION: Would you support this type of dwelling to be established on the second level of detached garages?

Yes No Undecided

QUESTION: If the city adopts an ordinance to support 2nd Level Garage ADU's identify your preference on considerations for the ordinance:

Require 1 off-street parking space	Yes	No
Restrict Short term rentals	Yes	No
Require Owner occupancy	Yes	No
Regulate ADU window placements to maintain the privacy of neighbors.	Yes	No

The largest zoning district is the R-1 SINGLE-FAMILY RESIDENTIAL DISTRICTS, and this sets the requirements for all single family homes. While the city has many small 50 ft wide lots, it also has many larger lots. Currently they all must meet the same building requirements.

QUESTION: Should the city modify the building requirements to increase setbacks on larger lots?

Yes No Undecided

Many things have changed since the adoption of the current master plan in 2018. Comments made by citizens at that time stated that new homes enhance property values of all homeowners, modernized the city, and assist in maintaining a thriving downtown. Other comments sparked discussion about economic and social diversity, affordable housing, and the loss of architectural variety.

QUESTION: Do you consider economic and social diversity important to a strong community?

Yes No Undecided

QUESTION: Are individual home buyers being priced out of the city?

Yes No Undecided

QUESTION: Is the character of the city important to you?

Very Important Somewhat Important Not Important Undecided

QUESTION: Do new homes all look the same?

Yes No Undecided

QUESTION: Should steps be taken to preserve the unique character and architecture of the different neighborhoods?

Yes No Undecided

Public Engagement Sub-Committee Topics and Questions to Consider

Parking

- Downtown and street parking in the neighborhoods

Home Sizing and Massing

- Place further limits?

Old Village listening session

- Overlay/form-based code district
- What are their concerns?

- What is something you love about Plymouth and think it is worth highlighting and growing?
- What is something that could be done to better connect Old Village Plymouth and Downtown Plymouth?
- Name an area in Plymouth that you would like to see more focus or funding go toward.
- Would you like to see changes in our parks? Any specific parks that you would like focus to go toward?
- How do you feel about more affordable housing or multi use developments to create ADUs?
- How do you feel about preserving character or historic areas? Are there areas you think the City should focus on in regard to this?

TOPIC – MULTI-FAMILY HOUSING

2023 Survey: Opinion About Multi-Family Housing – Q. 26

The interview next turned to the topic of housing in Plymouth, beginning with a question describing different types of multi-family housing such as duplexes and apartments. The question then solicited the opinion of respondents as to whether they believed the City of Plymouth currently has Too many, Too few, or the Right amount of multi-family housing units.

Too Many 17% About Right 58% Too Few 17% Undecided 8%

2023 Survey: Favor/Oppose Duplexes in Single-Family Neighborhoods – Q. 28

After asking respondents about their perception of the sufficiency of the number of multifamily housing units in the city, the interview next inquired of them if they would Favor or Oppose (with each of these responses having the further modifiers of Strongly and Somewhat recited as an available response) allowing duplexes to be built in single-family residential neighborhoods.

Somewhat Favor 24% Somewhat Oppose 20% Undecided 11%

Strongly Favor 13% Strongly Oppose 32%

Total Favor 37% **Total Oppose 52%**

A diverse housing stock will help communities adapt to changes in housing demand and meet the needs of its current and future populations. Enabling and promoting a range of housing types is an essential aspect of a well-balanced, inclusive community. A diverse housing stock provides residents with lifestyle options and is conducive to both attracting and retaining residents.

1. Do you feel the current housing options adequately meet the needs of the community?
(Single young adults, young families, Retirees, ...)

Yes No Undecided

If no what's missing?

Currently only single-family residential buildings in all zoning districts have landscape area requirements. (Sec 78-90) A minimum of 60 percent of the front yard shall be landscape area. Up to five percent of the total landscape area may be permeable pavement.

2. Should changes be made to the ordinances to include these greenspace requirements for multifamily housing options?

Yes No Undecided

TOPIC – ACCESSORY DWELLING UNITS (ADU's)

2023 Survey: Favor/Oppose 2nd Level Garage ADU – Q. 28

After providing a description of accessory dwelling units – including their utilization as long and short-term rentals – solicitation of Favor or Oppose to the city allowing this type of dwelling to be established on the second level of detached garages was made to respondents. For further refinement of the responses, if a respondent reported “Favor” or “Oppose”, a gradation of intensity of the sentiment was asked to be assigned in the form of, Strongly or Somewhat.

Somewhat Favor 35%	Somewhat Oppose 17%	Undecided 4%
Strongly Favor 24%	Strongly Oppose 20%	
Total Favor 59%	Total Oppose 37%	

1. If the city adopts an ordinance to support 2nd Level Garage ADU's identify your preference on considerations for the ordinance:

Require 1 off-street parking space	Yes	No
Restrict Short term rentals	Yes	No
Require Owner occupancy	Yes	No
Regulate ADU window placements to maintain the privacy of neighbors.	Yes	No

TOPIC – SIZE AND MASS OF SINGLE FAMILY HOMES

2023 Survey: Size and Mass of Single-Family Homes Since COVID – Q. 29

Using March of 2020 as a frame of reference, respondents were asked – after being informed that the city has ordinances controlling their mass and size – **if the homes built in the city since the designated calendar point of the COVID onset have been appropriately sized.**

Yes 46%	No 48%	Undecided 6%
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2023 Survey: Citizen Opinion About Home Mass & Size Ordinance – Q. 30

The next housing-related question asked respondents to select which of three recited options regarding the size and mass of single-family homes the existing Plymouth City ordinance allows. The response options offered were to – Increase, Decrease, or Not change – the ordinance's size and mass specifications.

Increase 8%	Don't Change 50%	Decrease 37%	Undecided 5%
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The largest zoning district is the R-1 SINGLE-FAMILY RESIDENTIAL DISTRICTS, and this sets the requirements for all single family homes. While the city has many small 50 ft wide lots, it also has many larger lots. Currently they all must meet the same building requirements.

1. Should the city modify the building requirements to increase setbacks on larger lots?

Yes	No	Undecided
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TOPIC – HEIGHT OF SINGLE FAMILY HOMES

2023 Survey: Height of Single-Family Homes Since COVID – Q. 31

In a reprise of the question regarding new home mass and size constructed since March of 2020, respondents were asked – after being informed that the city has ordinances controlling the height of single family homes – if the homes built in the city since the COVID onset have been of the appropriate height.

Yes 66% No 31% Undecided 6%

2023 Survey: Citizen Opinion About Home Height Ordinance – Q. 32

As with the earlier question about the ordinance specifying the allowed mass and size of homes, respondents were asked whether the city's home height ordinance should allow an increase or decrease in home heights, or if the ordinance's specifications should remain the same.

Increase 8% Don't Change 65% Decrease 32% Undecided 4%

TOPIC – HEIGHT OF DETACHED GARAGES

2023 Survey: Height of Detached Garages Since COVID – Q. 33

In the final pair of questions addressing residential construction ordinance specifications, respondents were asked – after being informed that the city has ordinances controlling the height of detached garages – if the detached garages built in the city since the onset of the pandemic in March of 2020 have been of the appropriate height.

Yes 76% No 13% Undecided 11%

2023 Survey: - Citizen Opinion About Garage Height Ordinance – Q. 34

As with the earlier questions about the ordinance specifying the allowed mass, size and height of homes, respondents were asked whether the city's detached height ordinance should allow an increase or decrease in garage heights, or if the ordinance's specifications should remain the same.

Increase 16% Don't Change 66% Decrease 10% Undecided 8%

TOPIC – GREENSPACE

2023 Survey: Perception of Effect of Plymouth's Tree Ordinance – Q. 35

Respondents were informed that the city had adopted an ordinance in 2017 aimed at protecting, preserving, and reforesting the tree canopy. They were asked to report whether this ordinance had done Enough, Too little, or Too much, in achieving the stated aim.

To Little 29% Enough 48% Too Much 10% Unaware 5% Undecided 8%

2023 Survey: Perception of Effect of Plymouth's Landscape Ordinance – Q. 35

Respondents were informed that the city had adopted a 2023 ordinance establishing a minimum square footage of landscaped area on all residential properties. They were asked to report whether this ordinance had done Enough, Too little, or Too much, to protect and enhance the landscaped areas of the city.

To Little 21% Enough 42% Too Much 7% Unaware 18% Undecided 12%

TOPIC – FUTURE DEVELOPMENT

1. Do you consider economic and social diversity important to a strong community?

Yes No Undecided

2. Are individual home buyers being priced out of the city?

Yes No Undecided

3. Is the character of the city important to you?

Very Important Somewhat Important Not Important Undecided

4. Do new homes all look the same?

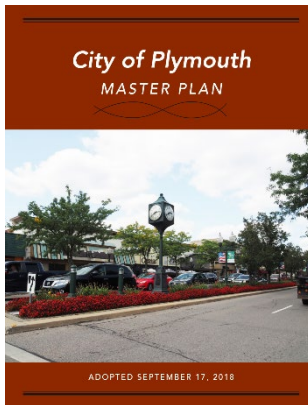
Yes No Undecided

5. Should steps be taken to preserve the unique character and architecture of the different neighborhoods?

Yes No Undecided

Draft OVA Newsletter Article

The Planning Commission Wants to Hear from You!



As part of their efforts to update the city's Master Plan, the commission wants to inform the community and gain input on changes being considered.

What is the Master Plan?

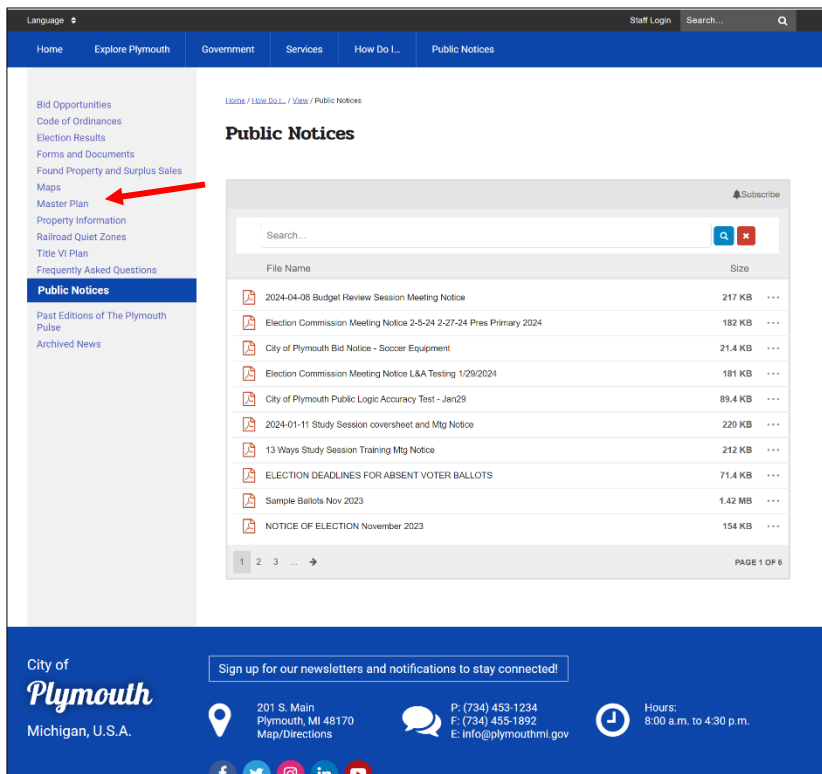
Technically, a Master Plan is required by the Michigan Planning Enabling Act and is reviewed for updates every five years to project land use planning 20 years into the future.

Why should you give the commission your time?

Because it is a document that considers the present and envisions Plymouth's future. It is the policy guide for all city boards and departments when making decisions that impact Plymouth's future.

What's Changing?

Most of the plan is still relevant to today's conditions. A refresh is being undertaken to reflect things that have changed and things we have learned over the past 5 years. You can see the current plan on the city website on the public notices page.



The Commission invites you to come and learn about the Master Plan, ask questions, and provide input on (DATE & TIME) at (LOCATION).

Note: Would like to be able to provide an easy link to the Master Plan. Then we can remove the graphic to the left.