



City of Plymouth Zoning Board of Appeals

Regular Meeting Agenda

Thursday, May 2, 2024 – 7:00 p.m.

City Hall Commission Chambers & Online Zoom Webinar

City of Plymouth
201 South Main Street

www.plymouthmi.gov
Phone 734-453-1234

<https://us02web.zoom.us/j/87386648330>

Passcode: 029736

Webinar ID: 873 8664 8330

- 1) CALL TO ORDER
 - a) Roll Call
- 2) CITIZEN COMMENTS
- 3) APPROVAL OF THE MINUTES
 - a) Approval of the March 7, 2024, regular meeting minutes
- 4) APPROVAL OF THE AGENDA
- 5) OLD BUSINESS
- 6) NEW BUSINESS
 - a) Z 24-07, 0 PARKING LOT-ARTHUR & WIL (008 04 0022 300) and 0 PARKING LOT-IRVIN CHURCH 008 04 0063 300: non-use variance to construct a 4-foot tall fence within a front yard setback.
- 7) BOARD MEMBER COMMENTS
- 8) REPORTS AND CORRESPONDENCE
- 9) 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

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

-Plymouth Mayor Joe Bida November



City of Plymouth
Zoning Board of Appeals
Regular Meeting Minutes
Thursday, March 7, 2024 - 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

1. CALL TO ORDER

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

Present: Chair Elliott, Vice Chair Jim Burrows, Members Mike Devine, Mike Pappas, Scott Silvers, Rebecca Smith

Also present: Mayor Suzi Deal, City Commission Liaison Brock Minton, Planning and Community Development Director Greta Bolhuis

2. CITIZENS COMMENTS

There were no citizen comments.

3. APPROVAL OF THE MEETING MINUTES

Devine offered a motion, seconded by Pappas, to approve the minutes of the February 1, 2024 meeting.

There was a roll call vote.

YES: Burrows, Devine, Pappas, Silvers, Smith, Elliott

MOTION PASSED

4. APPROVAL OF THE AGENDA

Burrows offered a motion, seconded by Pappas, to approve the agenda for the March 7, 2024 meeting.

There was a roll call vote.

YES: Burrows, Devine, Pappas, Silvers, Smith, Elliott

MOTION PASSED

5. OLD BUSINESS

There was no old business.

6. NEW BUSINESS

a. Z 24-06, 840 Beech Ct: front and rear setbacks for a proposed addition

Applicant David Jensen explained his request.

Citizen Comments

Mary Decker, 1330 Carol, asked about the proposed addition's height. She was told it was within the ordinance requirements.

Ed Emmons, 1345 Carol, asked for clarification for the requested setbacks.

Robert Carr, 1329 Carol, asked if the setbacks were grandfathered in. It was explained to him that there was an existing nonconformity on the property.

Board Member Discussion

The applicant was asked whether he planned to demolish the structure, and the applicant replied that he would not, unless his variance request was denied.

Motion

Devine offered a motion, seconded by Burrows, to approve the variances being requested in Z24-06, 840 Beech Ct., for 8.1-feet into the rear yard setback and a 3.3-feet into the front yard setback.

Findings of Fact and Conditions

The existing nonconformity on the first floor is not being altered.
Second floor construction coincides with the existing first-floor footprint.
The construction in the rear yard that needs a variance is non-habitable.

Burrows offered a friendly amendment with the condition that the variance applies only to the portion of the property described in the submitted drawings and doesn't extend to the full length of the property. Devine accepted the friendly amendment.

There was a roll call vote.

YES: Burrows, Devine, Pappas, Silvers, Smith, Elliott

MOTION PASSED

7. BOARD MEMBER COMMENTS

There were no board member comments.

8. REPORTS AND CORRESPONDENCE

Elliott reminded the group to take the required IT training.

City Commission Liaison Brock Minton told the group that the first reading of the generator ordinance was approved.

9. ADJOURNMENT

Burrows offered a motion, seconded by Pappas, to adjourn the meeting at 7:17 p.m.

There was a roll call vote.

YES: Burrows, Devine, Pappas, Silvers, Smith, Elliott

MOTION PASSED

City of Plymouth
Zoning Board of Appeals Notice
201 S. Main Street Plymouth, Michigan 48170
Website: www.plymouthmi.gov Phone: (734) 453-1234 ext. 232

A regular meeting of the Zoning Board of Appeals will be held on **Thursday, May 2, 2024**,
at 7:00 P.M. at Plymouth City Hall and online via Zoom to consider the following:

Z 24-07, 0 PARKING LOT-ARTHUR & WIL (008 04 0022 300) and 0 PARKING LOT-IRVIN CHURCH 008 04 0063 300: Msgr. Todd Lajiness, the applicant, is requesting a non-use variance to construct a 4-foot tall fence within a front yard setback.

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Publish: Wednesday, April 17, 2024



City of Plymouth Zoning Board of Appeals Memorandum

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

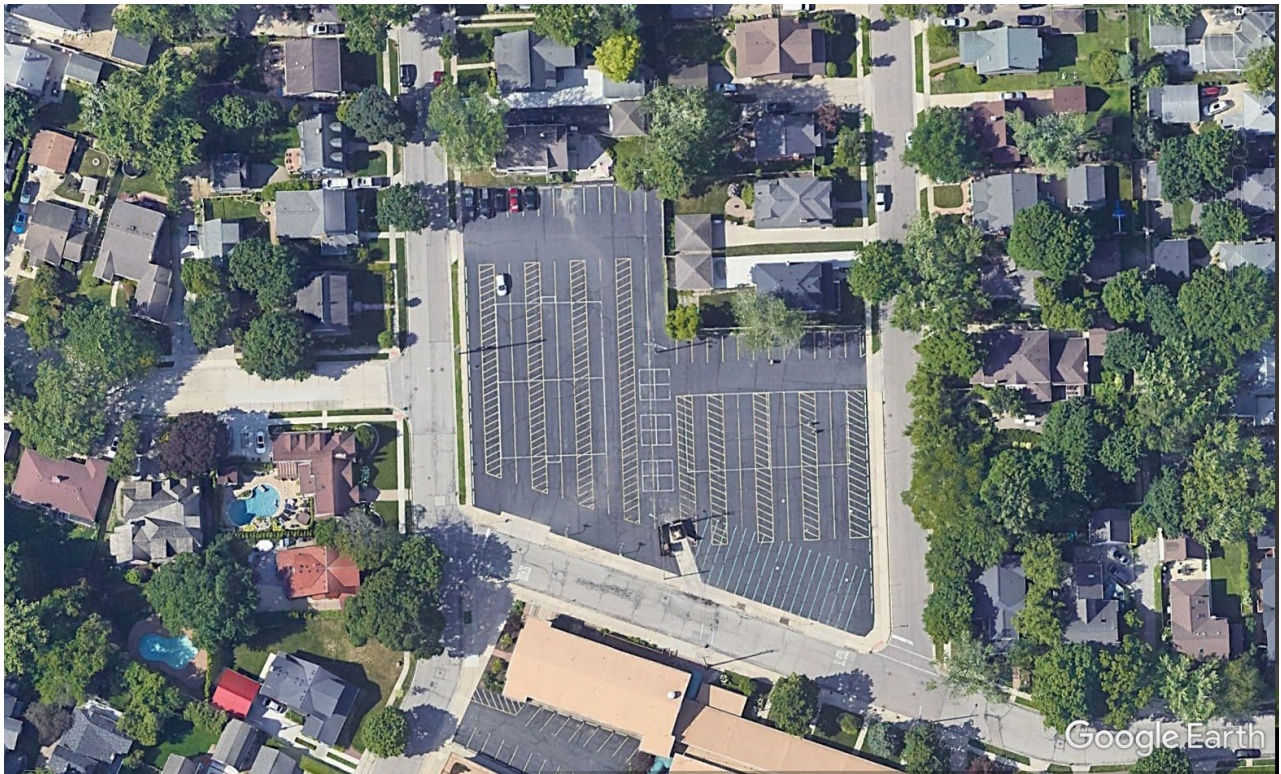
www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

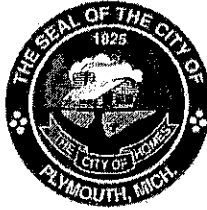
TO: Zoning Board of Appeals Commissioners
FROM: Greta Bolhuis, Planning & Community Development Director
DATE: April 25, 2024
RE: 0 PARKING LOT-ARTHUR & WIL (008 04 0022 300) and 0 PARKING LOT-IRVIN
CHURCH (008 04 0063 300), Non-Use Variance Request

Monsignor Todd Lajiness, the applicant, is requesting a non-use variance to construct a 4-foot tall fence within the front yard setback. The two properties total approximately 52,795 square feet. For purposes of considering fence placement, Community Development staff have determined that the William Street property line is the front property line and Arthur and Irvin Streets are the side property lines.

Section 78-208 (8) states "Fences or walls within a required front yard area shall be decorative style only consisting of wrought iron, metal, or pickets and masonry or stone walls. Decorative fences or walls placed within a front yard shall not exceed 30 inches in height." A 4-foot fence is proposed to be located in the front yard setback along William. A variance of 1.5-feet is required.

Should you have any questions, please contact me directly.





DIMENSIONAL (NON-USE) VARIANCE APPLICATION

Community Development Department

201 S. Main Street Plymouth, MI 48170 Ph. 734-453-1234 ext. 232

Website: www.plymouthmi.gov

Type of Variance Request: DIMENSIONAL – Common regulations subject to dimensional (non-use) variance requests: setbacks, signs, height, parking regulations, lot coverage, and bulk or landscaping restrictions. Uniqueness: odd shape, small size, wetland, creek, natural features, big trees or slopes.

Parcels 008 04 0063 300 and 008 04 0022 300 - across from 1151 William

4/10/24

Address of Property

Date of Application

Msgr. Todd Lajiness

Our Lady of Good Counsel Parish Plymouth

Applicant Name

Property Owner

1062 Church St.

Plymouth

MI 48170

Address

City

State Zip

lajinessst@olgcparrish.net

734-453-0326

Email

Phone

Three Basic Functions of the ZBA:

1. Interpreting the zoning ordinance (text and map) and nonconforming situations.
2. Deciding appeals on administrative decisions, special land uses, or PUDs.
3. Granting variance requests.

Standards for Dimensional (Non-Use) Variance: [Click here to see full ordinance language.](#)

1. Ordinance unreasonably prevents the owner from using the property for what it is zoned
2. Variance will do substantial justice to the applicant, and the surrounding community
3. Problem is due to the unique circumstances of the property
4. Problem is not self-created

A quorum (3 members) is required for approval of all non-use variance requests.

The Zoning Board of Appeals meets the first Thursday of each month at 7:00PM. The completed application and necessary/applicable plans must be filed with a fee of \$300.00 for single family projects or \$550.00 for multi-family and non-residential. Visit the City's website for submittal deadlines and meeting dates: [Zoning Board of Appeals](#). Submit ten (10) hardcopies of the application and plans including but not limited to survey, plot map, building plans, and photos. One complete digital set of application materials shall be submitted on a flash drive or emailed to plans@plymouthmi.gov (maximum file size is 100 MB).

The Zoning Board of Appeals will not accept incomplete applications. Signature of property owner and applicant, as well as notarization is required for every application. There are notaries located in City Hall. The Community Development Department has the right to remove an item from the agenda due to incompleteness.

Article and Section of the Zoning Ordinance for which an appeal or variance is being requested:
Section 18-380(d) and 18-380(e)

I (We) hereby appeal to the Zoning Board of Appeals for a variance to:
Erect a 4' steel/wrought iron fence along the main school parking lot along the
Irvin St and Arthur St sides and portions of the William St side. The William St.
fence and 25' ft of each of the Irvin and Arthur fences require a variance for height.

Description of Property

Current zoning classification: Residential
Current use of structure(s) on premises: Parking lot/dumpster enclosure
Is it a corner or interior lot? Corner
Size and area of lot: ~1.3 acres
Total square footage of existing main structure(s): N/A
Total square footage of accessory structure(s): N/A
Existing lot coverage (percentage) of all buildings and structures: N/A
Height of existing main and/or accessory structures: N/A

Description of Proposed Structures

Dimensions and area of structure or addition to be constructed: ~ 480 lineal ft of fence
Front yard setback after completion (measured from property line): 30" from sidewalk
Rear yard setback after completion (measured from property line): N/A
Side yard setback after completion (measured from property line): 30" from sidewalk
Height of proposed structure: 4' fence
Lot coverage (percentage) after completion: N/A
Residential Only: Floor Area Ratio (FAR) after completion (shall not exceed 0.4): N/A

☒ A scaled drawing or boundary survey depicting the above information.

Please answer all the following questions as they relate to the dimensional variance, use additional sheets as necessary:

1. What are the practical difficulties preventing compliance with the ordinance? Are these practical difficulties an exception or unique to the property compared to other properties in the City? (NOTE: The ZBA cannot grant a variance because it is inconvenient or more expensive to build to ordinance or solely to satisfy aesthetic concerns.) A ' high fence allows us to better secure the school parking lot from unwanted pedestrian and vehicle traffic. The requested variance is in the best interest of the safety of our school students and staff during use of the playground for recess and school events.
2. What effect will the variance have on neighboring properties? We believe the effect on neighboring properties will be minimal and that the aesthetic value of the fence will enhance the look and feel our campus.
3. Is the practical difficulty which prevents you from complying with the ordinance self-imposed? How did the practical difficulty come about? (NOTE: The ZBA has generally found that purely aesthetic consideration and self-created hardships are unacceptable grounds for a variance.) We do not consider the student safety considerations to be a self-imposed difficulty.
4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose? A shorter fence that complies with the ordinance will not provide a sufficient barrier to vehicle and pedestrian traffic.

I hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true and correct:

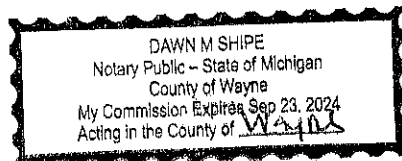
M. S. J. L. M.
Signature of Property Owner

M. S. J. L. M.
Signature of Applicant

Subscribed and sworn before me this 10th day of April, 2024

Dawn M Shipe
Notary Public

My Commission expires September 23, 2024



RESIDENTIAL HOMES

ARTHUR STREET

IRVIN STREET

OLGC PARISH
SCHOOL
PARKING LOT / PLAYGROUND

OLGC PARISH
SCHOOL
BUILDING

4" HIGH FENCE
FLAT TOP
SEE DETAIL

4" HIGH BLOCK
COLUMNS
24" x 24" WITH
LIMESTONE CAPS

LINE OF EXISTING
FENCE

OPTIONAL 45' x 45'
ENCLOSED PLAYGROUND
AREA

4" HIGH FENCE
FLAT TOP
SEE DETAIL

4" HIGH BLOCK
COLUMNS
24" x 24" WITH
LIMESTONE CAPS

4" HIGH FENCE
FLAT TOP
SEE DETAIL

4" HIGH BLOCK
COLUMNS
24" x 24" WITH
LIMESTONE CAPS

GARBAGE
CONTAINMENT
AREA TO BE
ELIMINATED

3x3 PLANTERS
SOLID CONCRETE
OR CONCRETE
BARRICADES

4" HIGH BLOCK
COLUMNS
24" x 24" WITH
LIMESTONE CAPS

4" HIGH FENCE
FLAT TOP
SEE DETAIL

WILLIAM STREET

Scale: 1" = 10'

Page
Date: 2-27-24
Revisions:

Proposed Landscape Plan for the
OLGC School

Note:



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