



City of Plymouth Zoning Board of Appeals

Regular Meeting Agenda

Thursday, June 6, 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/89526163880>

Passcode: 288705

Webinar ID: 895 2616 3880

- 1) CALL TO ORDER
 - a) Roll Call
- 2) CITIZEN COMMENTS
- 3) APPROVAL OF THE MINUTES
 - a) Approval of the May 2, 2024, regular meeting minutes
- 4) APPROVAL OF THE AGENDA
- 5) OLD 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.
- 6) NEW BUSINESS
 - a) **Z 24-08, 500 S. Harvey:** non-use variance to install a wall sign on a façade without separate means of public ingress and egress at a property that has a ground sign
 - b) **Z 24-09, 701 Church:** non-use variance to replace the existing ground sign with a digital changeable sign
 - c) **Z 24-10, 290 Fairground:** non-use variance to create two parcels from the original parcel that are less than 60 feet wide and less than 7,200 square feet in area.
- 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 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, June 6, 2024**,
at 7:00 P.M. at Plymouth City Hall and online via Zoom to consider the following:

Z 24-08, 500 S. Harvey: Midway Signs, the applicant, is requesting a non-use variance to install a wall sign on a façade without separate means of public ingress and egress at a property that has a ground sign. The property is zoned O-1, Office.

Z 24-09, 701 Church: First Presbyterian Church of Plymouth, the owner, is requesting a non-use variance to replace the existing ground sign with a changeable digital sign. The property is zoned B-2, Central Business District.

Z 24-10, 290 Fairground: Rino Soave, the applicant, is requesting a non-use variance to create two parcels from the original parcel that are less than 60 feet wide and less than 7,200 square feet in area. The property is zoned R-1, Single-Family Residential.

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Publish: Wednesday, May 22, 2024



City of Plymouth Zoning Board of Appeals Regular Meeting Minutes Thursday, May 6, 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: City Commission Liaison Brock Minton, Community Development and Planning Director Greta Bolhuis

2. CITIZENS COMMENTS

There were no citizen comments.

3. APPROVAL OF THE MEETING MINUTES

Burrows offered a motion, seconded by Pappas, to approve the minutes of the March 7, 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 May 6, 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 24-07, 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

Applicant Msgr. Todd Lajiness described his request for a height variance to build a 48" fence around the Our Lady of Good Counsel School's parking lots for the safety of students and to improve the appearance. Director of Facilities David Elsey said the fence would be constructed of wrought iron.

Citizen Comments

Albert Brook, 1087 William, said OLGC was a good neighbor, and the fence was a good idea.

Jim Mulhern, 396 Arthur, said he didn't think a fence met the criteria of the ordinance, and that the request should have gone to the Planning Commission.

An email from Jennifer Frey was placed in the record.

Board Member Discussion

Board members stated they disagreed with the city administration about what streets should be considered front and side property lines. Administration determined that William St. was the front of the property, and board members were of the opinion that Irvin or Arthur should be the front.

Motion

Smith offered a motion, seconded by Devine to redefine the front and side property lines for the parcels referenced in Z 24-07 so that the Irvin St. property line is the front property line of the eastern-most parcel, and that Arthur St. is the front property line of the western-most parcel. William would be considered the side property line of both parcels.

There was a roll call vote.

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

MOTION PASSED

Motion

Burrows offered a motion, seconded by Devine, to require the applicant to provide updated drawings that include the parcel information.

Devine seconded the motion and offered a friendly amendment requiring cut sheets from the manufacturer to provide more information on the fencing materials.

There was a roll call vote.

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

MOTION PASSED

7. BOARD MEMBER COMMENTS

Elliott said Rob Mengel was named an alternate on the ZBA.

Burrows said he would be absent from the June meeting.

8. REPORTS AND CORRESPONDENCE

Bolhuis said the July ZBA meeting would fall on Independence Day, so it was rescheduled to July 2.

City Commission Liaison Brock Minton asked the group if they had any questions, and they said they did not.

9. ADJOURNMENT

Burrows offered a motion, seconded by Pappas, to adjourn the meeting at 7:29 p.m.

There was a roll call vote.

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

MOTION PASSED



City of Plymouth Zoning Board of Appeals Memorandum

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

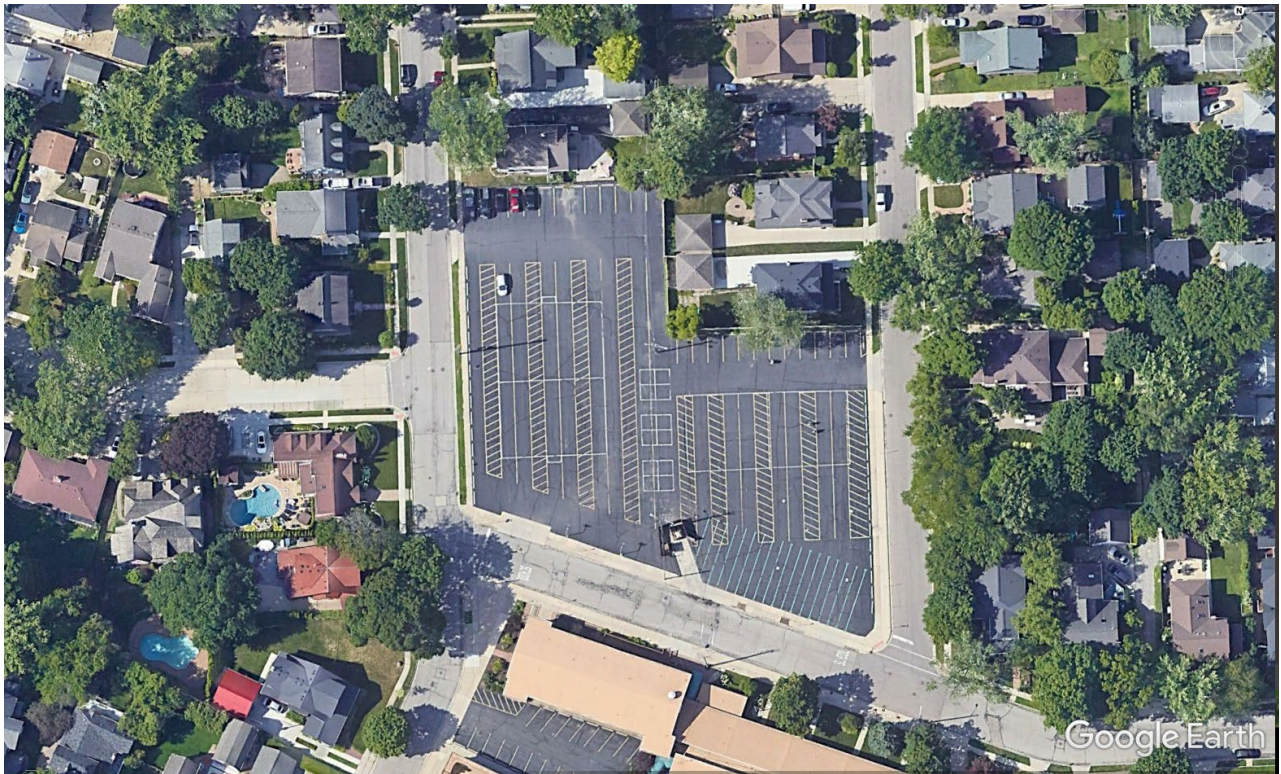
www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

TO: Zoning Board of Appeals Commissioners
FROM: Greta Bolhuis, Planning & Community Development Director
DATE: May 29, 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 property is zoned R-1, Single-Family Residential. The two properties total approximately 52,795 square feet.

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 setbacks along Arthur and Irvin. A variance of 1.5-feet is required.

Should you have any questions, please contact me directly.



RECEIVED

MAY 15 2024



CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT

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

5/15/24

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

lajinesst@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' 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 Irvin and Arthur fences
and a portion of the William St fence 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 4' 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. At this time, we do not intend to restrict access to the parking lot/playground outside of school hours.
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 unwanted vehicle and pedestrian traffic.

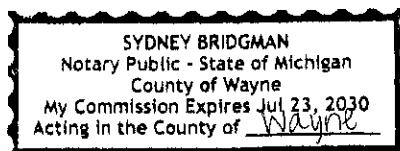
I hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true and correct:

Mrs. Joe [Signature]
Signature of Property Owner

Mrs. Joe [Signature]
Signature of Applicant

Subscribed and sworn before me this 15 day of May, 20 24

Sydney Bridgman
Notary Public
My Commission expires 07/23/2030



FRONT YARD SETBACK WORKSHEET

<u>ARTHUR</u>								
House Address:	House Address:	House Address:	House Address:	Your House Address:	House Address:	House Address:	House Address:	House Address:
324	312	292	272					
29	27.75	26	24	DO NOT INCLUDE SETBACK				
1 FOOT BETWEEN SIDEWALK AND PROPERTY LINE				1 FOOT BETWEEN SIDEWALK AND PROPERTY LINE				
SIDEWALK		SIDEWALK		SIDEWALK		SIDEWALK		SIDEWALK

Please label all addresses and front yard setbacks on above picture.

What you need to do is get all the front yard setbacks within 200 ft. of your property and on the same side of the street. Add up all then divide by how many homes you used. Then multiply by .90. You must provide this information along with your building applications and plans.

**Front yard property begins one foot in from the sidewalk.

Total sum of neighboring front yard setbacks = 106.75

*** If there is a porch on the home:

Covered porch: measure to the porch.

Uncovered porch: measure to the house foundation

Total number of homes used = 4

****There may be more or less homes in your equation than shown in the above picture depending on the width of lots in your area. Be sure to measure all setbacks within 200 ft. of your property.

Sum of setbacks divided by homes used = 26.7

Then multiply this number by .90

PROPOSED FRONT YARD SETBACK: _____

The allowed front yard setback for your property = 24

Excerpt from the City of Plymouth Ordinance: The established front setbacks for structures within established R-1, RT-1, MU O-1 and O-2 zoning districts shall be at least 90 percent of the average front yard setback of surrounding buildings. The average setback and front building line shall be determined by examining existing buildings located on the same side of the street and within 200 feet of the subject parcel. **If the resulting setback is less than 15 feet, then the allowed setback shall be no less than the allowed setback average.** The building official may exclude structures used in calculating average front setbacks when the structure deviates by more than 25 feet forward or back from the average setbacks of other structures found within 200 ft.

FRONT YARD SETBACK WORKSHEET

					IRVIN			
House Address:	House Address:	House Address:	House Address:	Your House Address:	House Address: <u>259</u>	House Address: <u>265</u>	House Address: <u>279</u>	House Address: <u>287</u>
				DO NOT INCLUDE SETBACK	<u>20.5</u>	<u>20.5</u>	<u>24.75</u>	<u>22.5</u>
1 FOOT BETWEEN SIDEWALK AND PROPERTY LINE					1 FOOT BETWEEN SIDEWALK AND PROPERTY LINE			
SIDEWALK	SIDEWALK			SIDEWALK	SIDEWALK		SIDEWALK	

Please label all addresses and front yard setbacks on above picture.

What you need to do is get all the front yard setbacks within 200 ft. of your property and on the same side of the street. Add up all then divide by how many homes you used. Then multiply by .90. You must provide this information along with your building applications and plans.

**Front yard property begins one foot in from the sidewalk.

Total sum of neighboring front yard setbacks = 88.25

*** If there is a porch on the home:

Covered porch: measure to the porch.

Uncovered porch: measure to the house foundation

Total number of homes used = 4

****There may be more or less homes in your equation than shown in the above picture depending on the width of lots in your area. Be sure to measure all setbacks within 200 ft. of your property.

Sum of setbacks divided by homes used = 22

Then multiply this number by .90

PROPOSED FRONT YARD SETBACK: _____

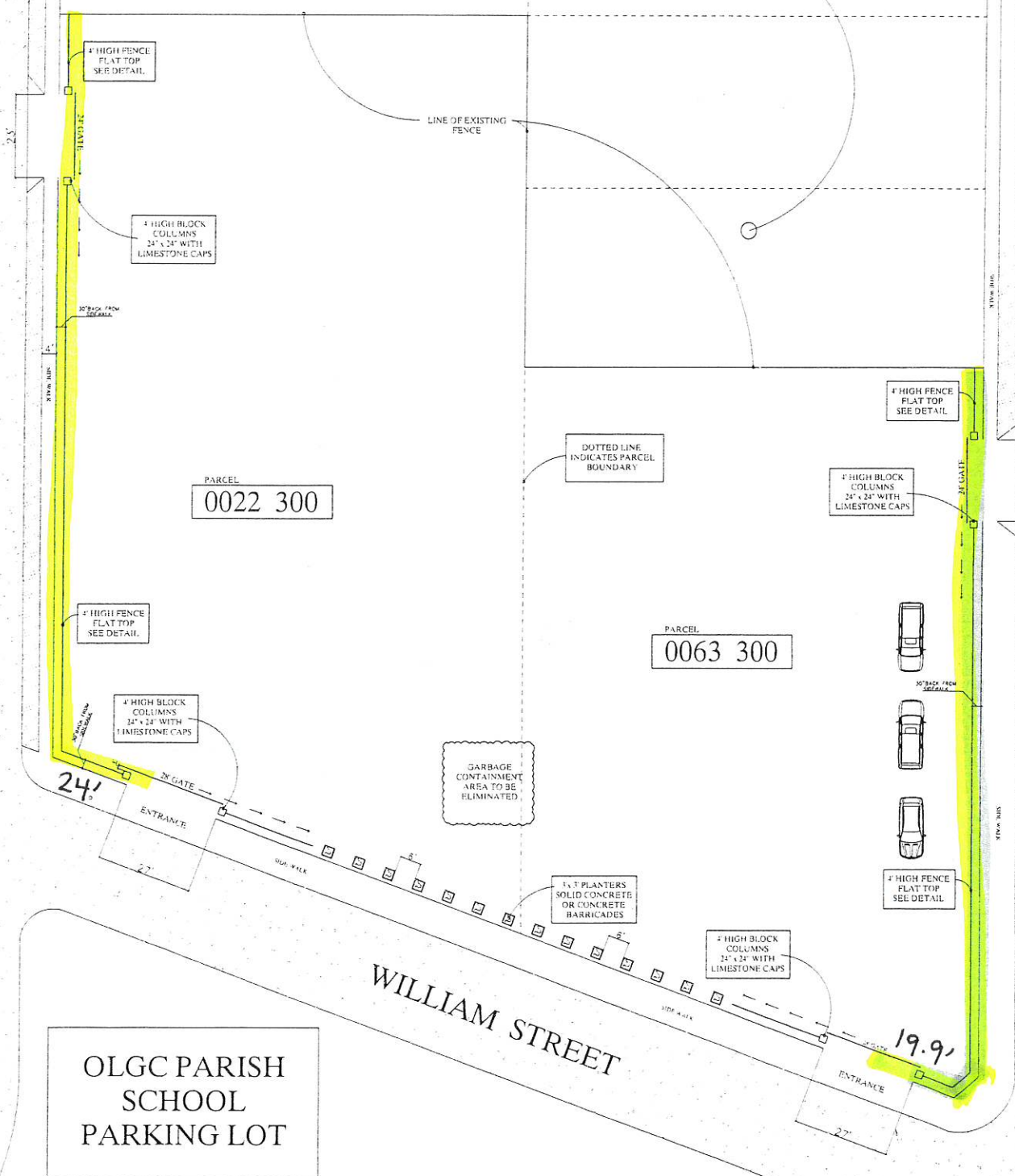
The allowed front yard setback for your property = 19.9

Excerpt from the City of Plymouth Ordinance: The established front setbacks for structures within established R-1, RT-1, MU O-1 and O-2 zoning districts shall be at least 90 percent of the average front yard setback of surrounding buildings. The average setback and front building line shall be determined by examining existing buildings located on the same side of the street and within 200 feet of the subject parcel. **If the resulting setback is less than 15 feet, then the allowed setback shall be no less than the allowed setback average.** The building official may exclude structures used in calculating average front setbacks when the structure deviates by more than 25 feet forward or back from the average setbacks of other structures found within 200 ft.

RESIDENTIAL HOMES

ARTHUS STREET

IRVIN STREET



OLGC PARISH
SCHOOL
PARKING LOT

OLGC PARISH
SCHOOL
BUILDING



"	0074	"
"	0073	"
"	0072	"
50	0071	"
50	120	120
50	70	120
125	0067	"
60	0066	120
97.33	001	66
78.11		

"	0028 300	"	0058 300
"	0027 300	"	0059 300
50	0026 300	"	0060 300
129 25		"	0061 300
24		"	0062 300
205.86	0022 300	129 63	
	22	64	0063 300
		65	203.42

WILLIAM ST

109.07

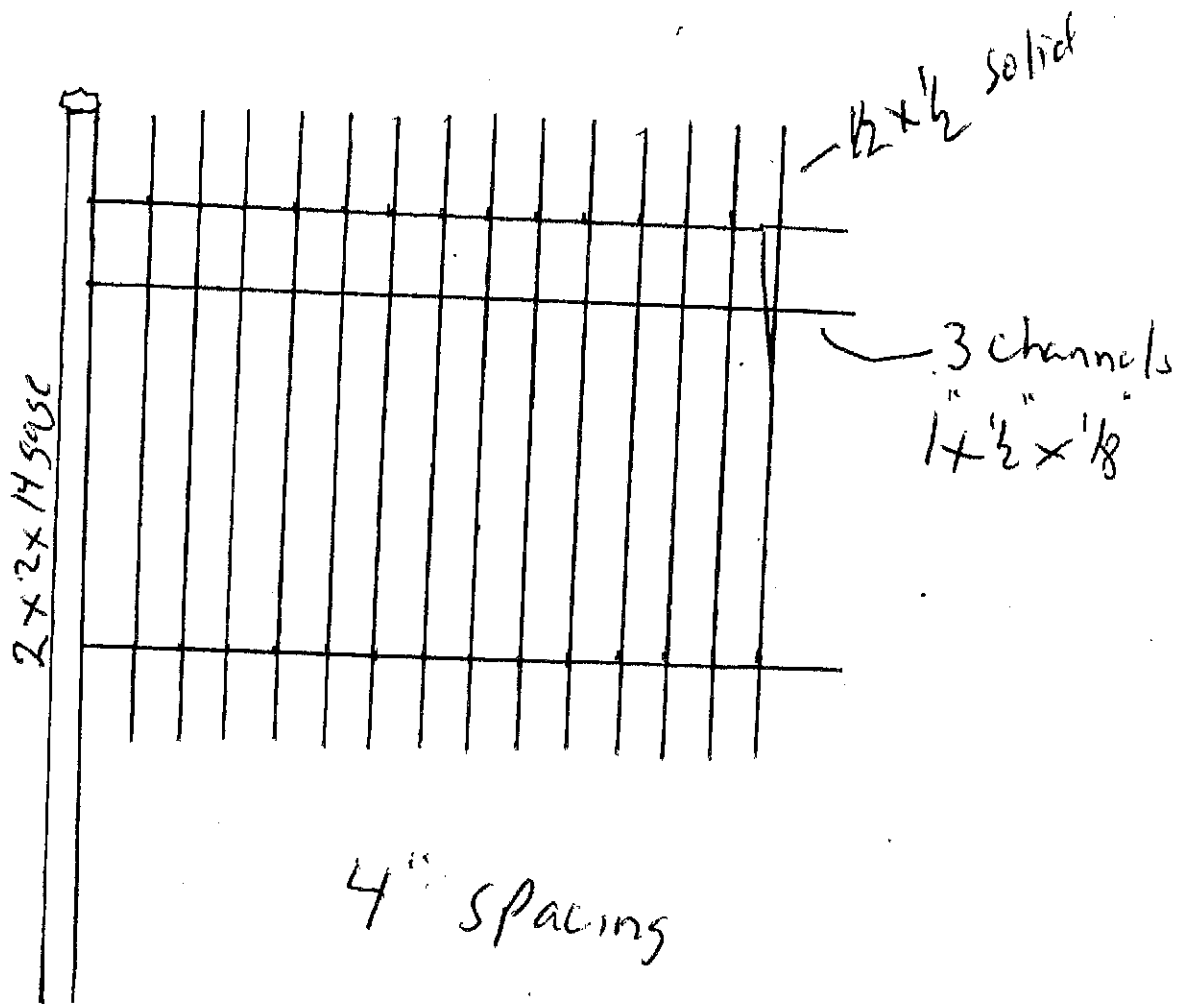
62.04

000	50
20	
2	50
3	"
4	"
5	50
20	

50

001
001
301

From House of Iron





	incidents.	
Perimeter Security	Less than 100% of the facility is enclosed. The lack of fencing may allow unrestricted access to the facility.	<ul style="list-style-type: none"> • Install additional fencing to enclose the facility to the maximum extent possible. ⁵

Excerpt from Homeland Security Assessment April 2003



OUR LADY OF GOOD COUNSEL CATHOLIC CHURCH

May 15, 2024

Dear Chair Elliott and members of the Zoning Board of Appeals,

Thank you for considering our application regarding a variance for the parking lot project for Our Lady of Good Counsel Parish School earlier this month. At the meeting on May 2nd, I noted that the safety and security of the children and the needs of the families in our parish school will always be a high priority in my leadership and a shared priority of our School and Parish Leadership teams. Sadly, we have seen other schools around the country and in our region suffer the heartache of tragic events that unfold on school property that could have been addressed with more deliberate safety measures.

With the safety of our children urgently in mind, we sought consultation to help us move forward in our planning. Of significant importance was the consultation with the Department of Homeland Security who recommended we develop a safe perimeter around our parking lot, which includes a fence, so that the children can recreate peacefully. In the planning, we also involved local Law Enforcement and city staff to guide us according to best practices. In all of our conversations, we have kept in mind the importance of protecting our children and at the same time the aesthetics of the neighborhood, recognizing our responsibility to the community. As such, we are seeking to construct an elegant perimeter that includes attractive fencing, planter boxes and tasteful stonework.

The design of the project strategically encloses part of our playground for the purposes of the children's recess time to minimize recreational balls from ending up in the street and to alleviate recent concerns we've had of "strangers" walking through our parking lot playground during recess. The cement planter boxes would be used along the areas closer to the school as is an appropriate safety measure and aesthetic use for them. We want to make it clear that it is not our intention to close off the parking lot to our neighbors but to have retractable gates which will remain open during off-school hours. We are confident that the elements we've included for this perimeter and the quality of the materials will provide the safety which is required while enhancing the beauty of the neighborhood.

In addition to governmental agencies, we have sought consultation from multiple groups and received very strong support to move forward including from the Archdiocese of Detroit. As a Catholic parish within the Archdiocese, our governing body, the College of Consultors, who oversee projects such as this for the Archbishop, is very supportive of our efforts to improve the safety of our children and has granted approval. Additionally, our school's parent community is very eager for the completion of this project and have donated resources and raised \$200,000 to make it possible, recognizing both the security and the beauty this project would provide.

OLGC PARISH OFFICE

1062 Church St. • Plymouth, MI 48170
(734) 453-0326 • Fax (734) 416-9257
www.olgcparish.net

OLGC CHURCH

47650 N. Territorial • Plymouth, MI 48170
OLGC PARISH HOUSE
1160 Penniman Ave. • Plymouth, MI 48170

OLGC PARISH SCHOOL

1151 William St. • Plymouth, MI 48170
(734) 453-3053 • Fax (734) 357-5331
www.iamolgc.com



OUR LADY OF GOOD COUNSEL PARISH SCHOOL

May 15, 2024

Dear Zoning Board of Appeals,

As the principal of Our Lady of Good Counsel Parish School, an alumni of the school and a Plymouth Township resident, I'd like to express the importance of building a four-foot fence to secure the perimeter of our school's parking lot. In school administration, one of our primary responsibilities is student safety. As such, we are required to develop a comprehensive crisis plan which includes staff training, facility assessments, and a response plan for every crisis scenario imaginable.

I was hired into my position at OLGC in June of 2023 with 23 years of experience as an educator. At that time, I began my assessments and evaluation of the crisis plan for the school with a keen eye to the security measures in place, especially how we screen all visitors and guests, control their proximity to our students and lockdown our facility in an emergency. While I hope these measures are unnecessary, I am obligated to ensure we have been prudent, deliberate, and comprehensive in meeting our safety protocols.

In conducting these evaluations, of noted concern was our parking lot where our students play for recess. As an alumni of the school, I played on our parking lot playground as it currently is, but that was over 30 years ago. We no longer live in a world where students can be so vulnerable to the public. In my professional opinion, there is quite simply no sufficient way to create a safe perimeter for our playground without erecting a fence of some sort. We have already had incidents where pedestrians have accessed our students while they were playing during recess and had over-exuberant students run with childlike innocence into the street to fetch playground equipment. Both situations reinforce that we have a priority area which requires our attention in regard to school safety on our parking lot playground.

In response to the problem, our leadership team has worked diligently to consult with other schools, law enforcement officials and construction experts to generate options which will address this critical concern for student safety. We have also been attentive to creative solutions which will add beauty to the project, create green space and enhance our neighborhood. We believe the resolutions presented with wrought-iron fencing along Arthur/Irvin Streets and planter boxes along William St. address the concerns with safety and beauty.

As the administrator in charge of the safety and well-being of over 450 students, I know I need a community to share this responsibility with me. Our school community has responded by securing funding; a team of contractors has responded by agreeing to complete the project in time for next school year; our Archdiocese has responded by giving permission for our projected plans. And now, we can only achieve this with your help, so I do humbly ask for your support of our petition for the variance. Please join us in a shared responsibility with the part you have to play to help us build a safe and beautiful place for our children to play.

Thank you for your consideration.

Sincerely,

Karen M. Ervin

Karen. M. Ervin
Our Lady of Good Counsel School Principal



OUR LADY OF GOOD COUNSEL PARISH SCHOOL

May 15, 2024

To the Plymouth Zoning Board,

I am writing on behalf of the parent community of Our Lady of Good Counsel as the President of our Parent Leadership Team, but I am also a resident of downtown Plymouth and a caring person in the community who would like to express our concerns regarding the safety of the recess area of the school for our children. For our residents and parents, I believe it is crucial to implement proper fencing around the OLGc parking lot area to ensure the safety and well-being of our children.

The recess area serves as a vital safe space for children to engage in physical activity, socialize, and enjoy outdoor play. However, without adequate fencing, there are inherent risks of accidents such as children running in the streets to get balls or wandering off in the neighborhood. In addition, where our parking lot is located it is exposed along Irvin and Arthur streets to the potential hazards which come from cars, pedestrians, and animals.

By installing fencing around the recess area, we can create a secure and controlled environment where children can play freely under the supervision of school staff. This not only enhances their safety but also provides peace of mind to parents and caregivers knowing that their children are protected within a defined boundary. Furthermore, fencing can help prevent unauthorized access to the recess area, reducing the likelihood of vandalism, littering, or other undesirable activities that may compromise the cleanliness and integrity of our children's playground.

In addition to safety, we believe this project will beautify the space and add greenery in the community. We love our town and take pride in the beautiful streets we call home. This combination of safety and aesthetic improvements will greatly benefit both the school and the surrounding area.

I strongly urge the Zoning Board to prioritize the implementation of the proposed four-foot fencing around the recess area as part of our community's commitment to ensuring the safety and well-being of our children. This proactive measure aligns with the values of our town and demonstrates our dedication to supporting families in providing for their children. The safety of the OLGc school children is not just a focus and concern of the school community, but should be a priority which our whole Plymouth community shares in. Our school children are also the neighborhood's children and as members of our local community we are willing to invest significantly in the play place for our children.

Thank you for considering my input on this important matter. I am confident that by working together, we can make meaningful improvements to enhance the safety and enjoyment of our children's recreational spaces making the community more beautiful in the process.

Sincerely,

DocuSigned by:

Elizabeth Burr

5C53605B69A0443

Elizabeth Burr

President of the Parent Leadership Team



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

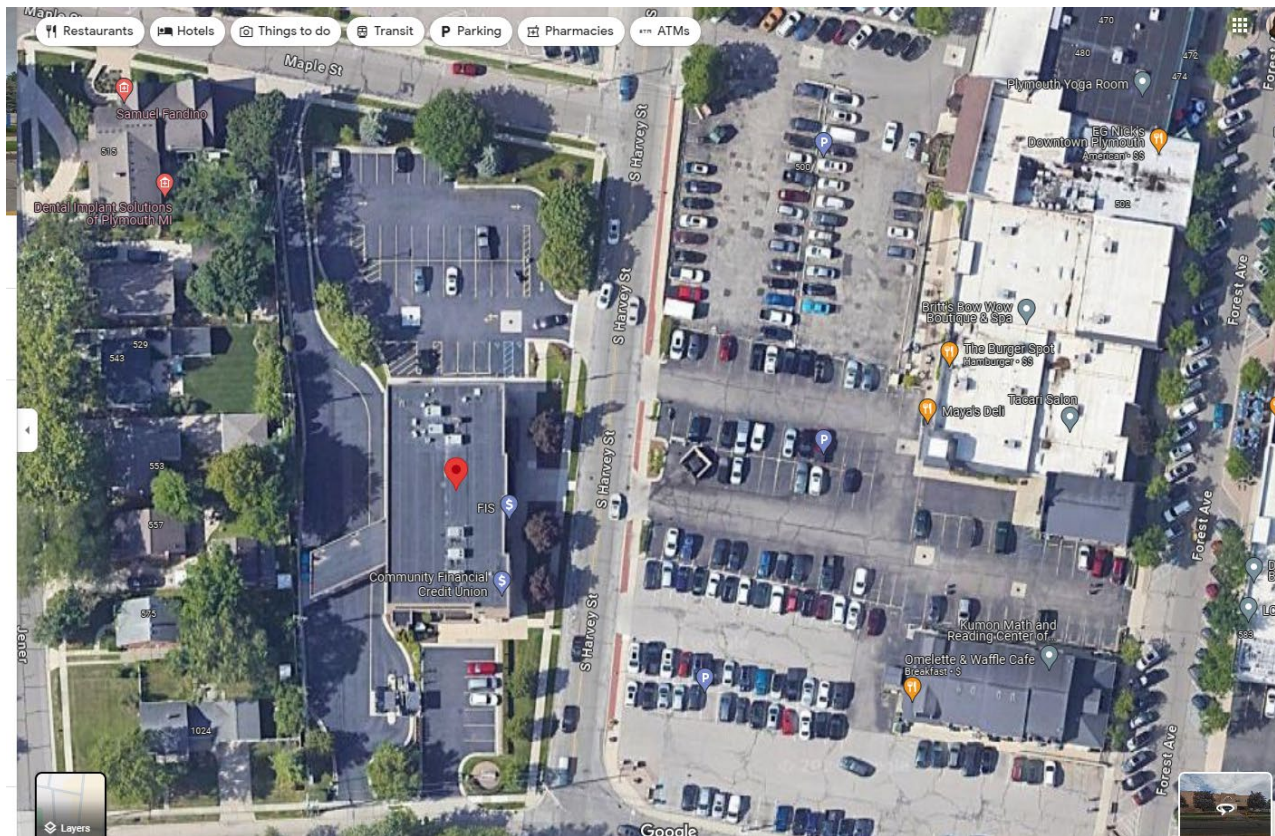
TO: Zoning Board of Appeals Commissioners
FROM: Greta Bolhuis, Planning & Community Development Director
DATE: May 29, 2024
RE: 500 S. Harvey, Non-Use Variance Request

Midway Signs, the applicant, is requesting a non-use variance to install a wall sign on a façade without separate means of public ingress and egress at a property that has a ground sign. The property is zoned O-1, Office. The property totals approximately 58,566 square feet.

Section 78-225 (l) (b) states “Wall signs are not allowed at business sites which display a ground sign.” A variance is required to install a wall sign.

Section 78-225 (l) (c) states “One wall sign or awning sign shall be permitted on each facade, which has a separate public means of ingress and egress.” A variance is required to install a wall sign on a façade that does not have a public means of ingress and egress.

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.

500 S. Harvey St.

5-1-2024

Address of Property

Date of Application

Midway Signs Inc

Scott Cameron

Applicant Name

Property Owner

3220 Commerce Centre drive

Saginaw

MI 48601

Address

City

State Zip

Permitting@midwaysignsinc.com

989-754-0467

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:
78-225 (l) (2) (b)

I (We) hereby appeal to the Zoning Board of Appeals for a variance to: have building and ground signage to be approved for this property.

Description of Property

Current zoning classification: O-1

Current use of structure(s) on premises: _____

Is it a corner or interior lot? Corner Lot

Size and area of lot: _____

Total square footage of existing main structure(s): _____

Total square footage of accessory structure(s): _____

Existing lot coverage (percentage) of all buildings and structures: _____

Height of existing main and/or accessory structures: _____

Description of Proposed Structures

Dimensions and area of structure or addition to be constructed: Bear Logo 5' - 5' 25 sqft

Front yard setback after completion (measured from property line): _____

Rear yard setback after completion (measured from property line): _____

Side yard setback after completion (measured from property line): _____

Height of proposed structure: _____

Lot coverage (percentage) after completion: _____

Residential Only: Floor Area Ratio (FAR) after completion (shall not exceed 0.4): _____

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

See Drawings

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.) The customer is needing to have one additional wall sign to be permitted with a ground sign. There are three driveways on the lot making it difficult to display the full brand name.
2. What effect will the variance have on neighboring properties? I do not see where this would have effect on other properties. The property is a credit union which could bring in traffic for the other shopping centers if their full brand could be displayed. There seems to be other businesses around that have wall and building signs
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.) The customer would like to have their full brand name / image to be displayed. The practical difficulty is that they want to install a building sign, where they already have a monument sign.
4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose? This is a large corner lot. One sign will not be enough to direct traffic. There are three driveways, a building sign and a ground sign is needed as the property is big. Customers will be able to see the name better from different street angles if there is a building and a ground sign on the property.

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

Signature of Property Owner

Charles Crump
Signature of Applicant

Subscribed and sworn before me this _____ day of _____, 20____

Notary Public
My Commission expires _____



PROPERTY LOCATION (ADDRESS): 500 South Harvey St. Plymouth, MI 48170

OWNER: Community Financial CU

This letter authorizes Midway Signs to submit a variance application for the requested building sign.

SIGN TYPES TO BE INSTALLED:

On-site – permanent building and freestanding signs

PROPERTY OWNER OR AUTHORIZED REPRESENTATIVE NAME:

Scott Cameron



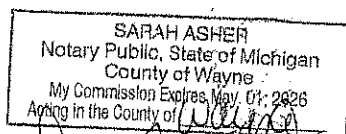
MAILING ADDRESS: 500 S Harvey St Plymouth, MI 48170

CONTACT NUMBER : 734-582-8876

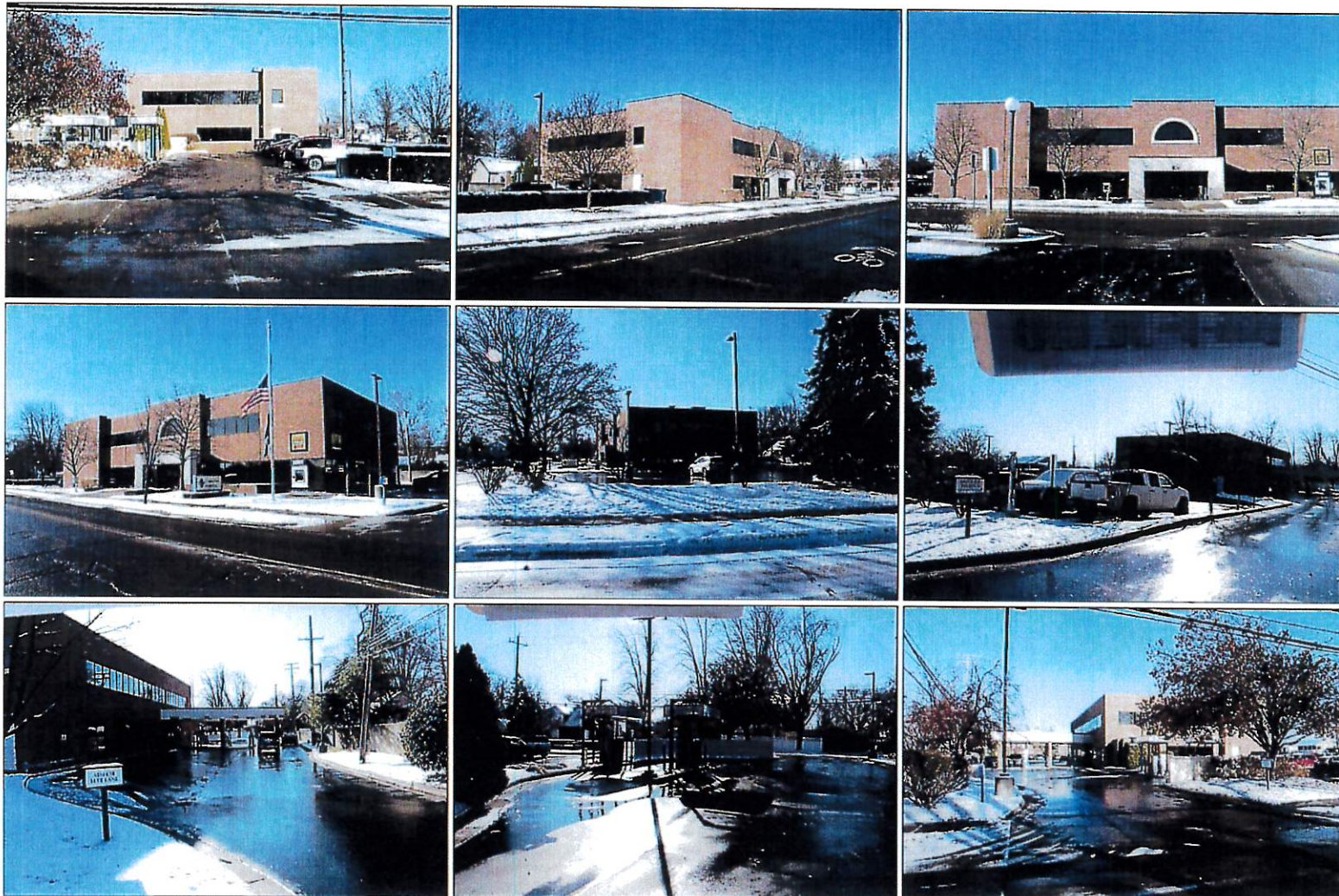
TITLE: EVP/Chief Financial Officer

SIGNATURE: [Signature]

DATE: 5-10-2024



[Signature]



SITE OVERVIEW

Design #	0423245Ar9
Sheet	2 of 28
Client	CFCU
Address	500 SOUTH HARVEY STREET PLYMOUTH, MICHIGAN
Account Rep.	WLF/TMC
Designer	MAB
Date	12/21/23
Revision / Date	

R1 GD 1/8/24 - C. change small panel to purple.
R2 GD 1/18/24 - see a/r notes.
R3 GD 1/22/24 - see a/r notes.
R4 GD 1/29/24 - see a/r notes.
R5 GD 2/2/24 - see a/r notes.
R6 GD 2/12/24 - update H.
R7 GD 2/23/24 - update F-G, S.
R8 GD 3/15/24 - ATM: increase brown, S. Add TV's back.
R9 GD 4/18/24 - Add T. Update L, J, K, L, M, S specs based on 150 survey.

chandler signs.com
National: 14401 Sawtooth Road #100
Houston, TX 77040
(281) 415-1000
San Antonio: 12700 San Antonio Road #100
San Antonio, TX 78240
(214) 415-1000
Georgia: 111 Woodstone Place
Lawrenceville, GA 30046
(770) 962-1000
South Texas: 10000 121st Street of Drive
Houston, TX 77037
(281) 415-1000

This drawing is the property of
Chandler Signs, LLC
All rights to its use for reproduction
are reserved by Chandler Signs, LLC

**FINAL ELECTRICAL
CONNECTION BY
CUSTOMER**





EXISTING SOUTH ELEVATION

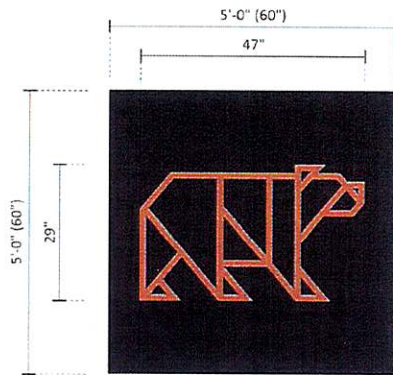


NIGHT SIMULATION

B PROPOSED CHANNEL LETTER ON BACKER PANEL
ONE [1] REQUIRED - MANUFACTURE & INSTALL

Design #	0423245Ar9
Sheet	4 of 28
Client	CFCU
Address	500 SOUTH HARVEY STREET PLYMOUTH, MICHIGAN
Account Rep.	WLF/TMC
Designer	MAB
Date	12/21/23

Revision / Date
R1 GD 1/8/24: C. Change small panel to purple
R2 GD 1/18/24: see a/r notes
R3 GD 1/22/24: see a/r notes
R4 GD 1/29/24: see a/r notes
R5 GD 2/7/24: see a/r notes
R6 GD 2/12/24: update if
R7 GD 2/23/24: update E-G, 5
R8 GD 3/15/24: ATM: increase letter, 5. Add TV's back
R9 GD 4/18/24: Add T. Update L&L,M,S specs based on A&W survey



B FACE-LIT CHANNEL LOGO ON BACKER PANEL
ONE [1] REQUIRED - MANUFACTURE & INSTALL

SCALE: 1/2" = 1'-0"
25 Sq. Ft.

FABRICATED ALUMINUM CHANNEL LOGO w/ RETURNS PAINTED TO MATCH PMS 165c ORANGE

#7328 WHITE POLYCARBONATE FACE w/ 1st SURFACE 3M VINYL OVERLAY TO BE DIGITALLY-PRINTED PMS 165c ORANGE

1" JEWELITE RETAINERS PAINTED TO MATCH PMS 165c ORANGE

INTERNALLY-ILLUMINATED w/ 7100K WHITE LED's

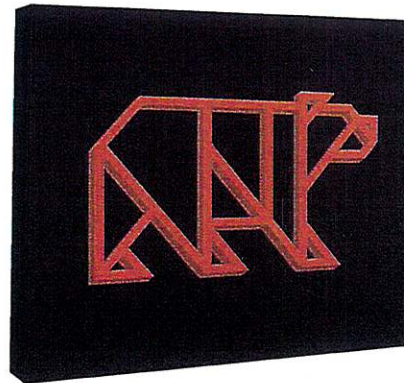
ATTACHED TO 4" DEEP PAN PANEL PAINTED TO MATCH PMS 2627c PURPLE w/SELF CONTAINED POWER SUPPLIES

FLUSH MOUNT TO BRICK FASCIA w/ NON-CORROSIVE HARDWARE AS REQ'D

NOTES:
PER CODE: 1 ATTACHED BUILDING SIGN ALLOWED AT 25SQFT
WILL REQUIRE ELECTRICAL CIRCUIT WITHIN 6'-0" OF INSTALLATION



END VIEW



PERSPECTIVE VIEW

Design #	0423245Ar9
Sheet	5 of 28
Client	CFCU
Address	500 SOUTH HARVEY STREET PLYMOUTH, MICHIGAN
Account Rep.	WLF/TMC
Designer	MAB
Date	12/21/23

Revision / Date
R1 GD 1/8/24 - C. change small panel to purple
R2 GD 1/18/24 - see a/r notes
R3 GD 1/22/24 - see a/r notes
R4 GD 1/29/24 - see a/r notes
R5 GD 2/7/24 - see a/r notes
R6 GD 2/12/24 - update H
R7 GD 2/23/24 - update E-G, S
R8 GD 3/19/24 - AIM: increase Sign, S. Add TV's back
R9 GD 4/18/24 - Add T. Update LUM.S specs based on Midway survey



City of Plymouth Zoning Board of Appeals Memorandum

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

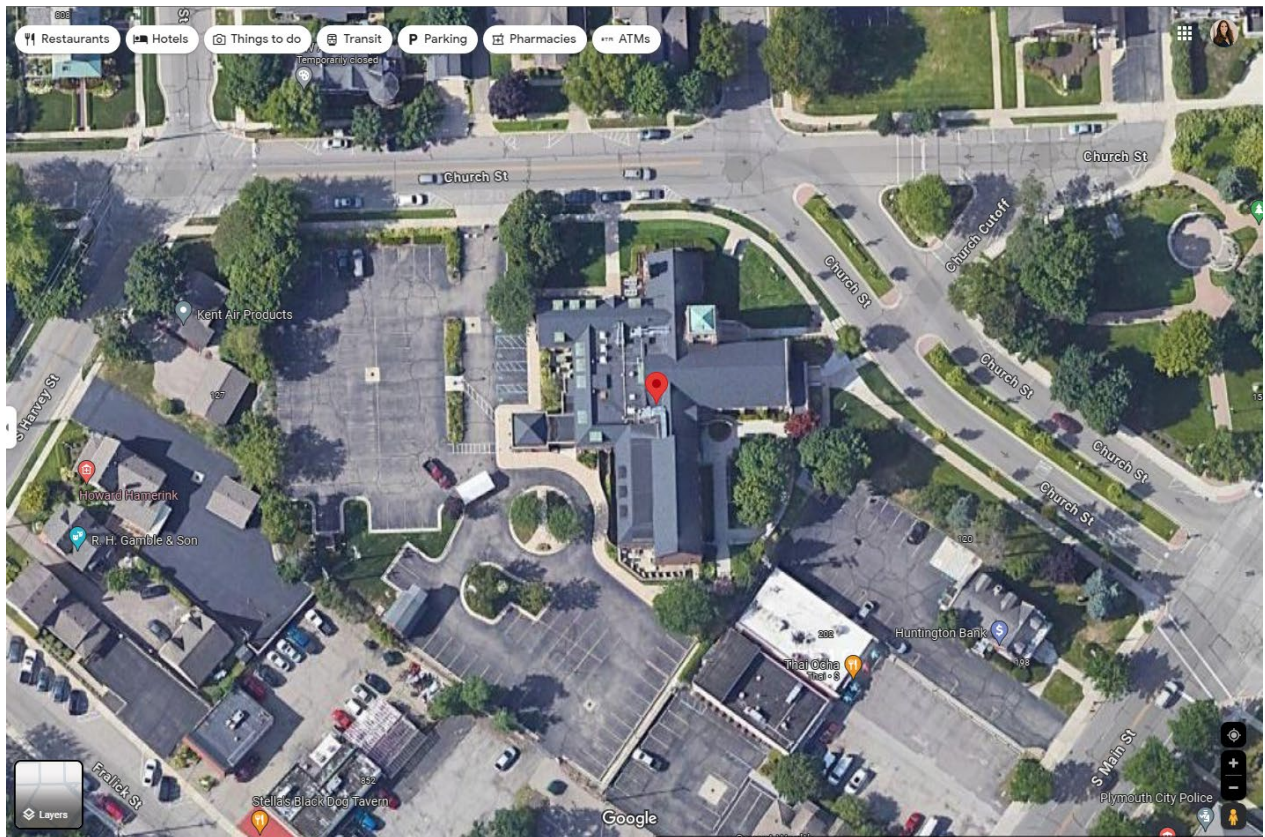
www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

TO: Zoning Board of Appeals Commissioners
FROM: Greta Bolhuis, Planning & Community Development Director
DATE: May 29, 2024
RE: 701 Church, Non-Use Variance Request

First Presbyterian Church of Plymouth, the owner, is requesting a non-use variance to replace the existing ground sign with a digital changeable sign. The property is zoned B-2, Central Business District. The property totals approximately 87,904 square feet.

Section 78-223 (e) references signs that are not permitted include "Electronic or digital changeable copy signs, except signs which display the current time or temperature." A variance is required to install a digital changeable copy sign.

Should you have any questions, please contact me directly.





RECEIVED

MAY 15 2024 **DIMENSIONAL (NON-USE) VARIANCE APPLICATION**

Community Development Department

CITY OF PLYMOUTH 201 S. Main Street Plymouth, MI 48170 Ph. 734-453-1234 ext. 232
COMMUNITY DEVELOPMENT 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.

701 Church St Plymouth

5/14/2024

Address of Property

Date of Application

First Presbyterian Church of Plymouth

Applicant Name

Property Owner

701 Church St

Plymouth

MI 48170

Address

City

State Zip

emilycampbell@fpcp.net

734-453-6464

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:

78-223(f) Electronic signs not permitted

I (We) hereby appeal to the Zoning Board of Appeals for a variance to: Replace our existing sign with a changeable digital sign. This sign will be mounted in the current sign location, between existing columns.

Description of Property

Current zoning classification: B2

Current use of structure(s) on premises: Church

Is it a corner or interior lot? Interior

Size and area of lot: NA

Total square footage of existing main structure(s): NA

Total square footage of accessory structure(s): NA

Existing lot coverage (percentage) of all buildings and structures: NA

Height of existing main and/or accessory structures: NA

Description of Proposed Structures

Dimensions and area of structure or addition to be constructed: None

Front yard setback after completion (measured from property line): NA

Rear yard setback after completion (measured from property line): NA

Side yard setback after completion (measured from property line): NA

Height of proposed structure: 4 feet

Lot coverage (percentage) after completion: NA

Residential Only: Floor Area Ratio (FAR) after completion (shall not exceed 0.4): NA

☐ 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:

See Attached

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.) _____

2. What effect will the variance have on neighboring properties? _____

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.) _____

4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose? _____

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

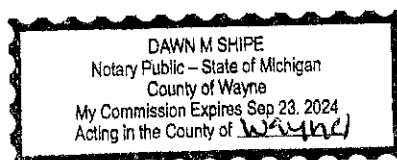
Presbytery of Detroit
Signature of Property Owner

Stephen Marulis
Signature of Applicant

Subscribed and sworn before me this 14th day of May, 2024

Dawn M Shipe
Notary Public

My Commission expires September 23, 2024



Effective Date: July 1, 2022

**Dimensional (Non-Use) Variance Application
First Presbyterian Church of Plymouth**

- 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.)**

The First Presbyterian Church of Plymouth was founded in 1835, in the exact same location where we exist today. Even before Michigan was officially a state we were here, and we are proud to have played an important part in the history of the City of Plymouth.

Part of our shared history together was that in 1915, and then again in 1937, our church either gifted and/or exchanged land with the city that permitted the creation of the Memorial Park and the creation of the Church Street Road that connects Main Street with Adams Street, which permitted a safer exit for school children leaving the former High School.

We share this history with you because this informs our property line today. But we need to update how we communicate at this property, which is why we are seeking to have a church sign that will engage with the people of Plymouth but are very limited in our available space.

As a church, we wish to honor our traditional history but not be tied with traditionalism when it comes to reaching the people of Plymouth. To this end, we seek permission to have a digital sign that would be housed in the existing brick pillars of our current sign. The size of the sign would not change from its current format. The only change would be the ability to update the message multiple times a day in a way that is both respectful to our neighbors and not distracting to drivers.

The current sign we have is over 30 years old. The letters are changed each week by someone who has to get on their knees to fit under the raised glass regardless of the temperature in every season to craft a message by hand with limited space available.

By housing a digital sign in our existing sign framework, our sign would be considerably smaller than our neighbors at the PARC.

We are proposing that our sign would be changed no more than 8 times a day, and at night we would reduce the lumens by half and would have a static message from 9 pm - 7 am.

2. What effect will the variance have on the neighboring properties?

Our sign would remain perpendicular to our neighboring properties and as mentioned above we would try to be considerate as possible by limited lumens and the number of sign changes. We would be happy to work with the city and our neighbors in developing agreed upon terms.

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 variance.)

This is not a self-imposed limitation. We currently cannot communicate effectively with our existing static sign as the scope and frequency of the message are limited. This limitation has already been highlighted by the Plymouth Historic Museum and the PARC.

Like these organizations, we have external community groups that use our building including Alcoholics Anonymous, The American Red Cross for local Blood Drives, the American Sewing Guild, the Detroit Symphony Orchestra (DSO), and even the Plymouth Chamber of Commerce.

Additionally, we, unlike all the other churches in the area, run a Plymouth business in addition to running our church. Thrift on Main (formerly the Presbyterian Thrift Shop, located on Main Street opposite Bode's Diner) is an important part of the life of our church and the life of our community. For the past 75 years, our church has successfully run this business whose proceeds benefit the mission work of our church, which includes caring for those in the City of Plymouth. The store itself has been housed in several different buildings in Old Village over the past 75 years but it has never departed Plymouth and it serves our community both in providing low cost (and even free) goods and clothes for those in need and it provides opportunities within the community, as half of our volunteer population come from the community outside of our church.

More than this our church provides needed parking opportunities for every major Plymouth event from the Festivals (Art in the Park, Fall Festival, and the Ice Festival) to weekly summer activities like Thursday and Friday night concerts in the Park, to providing free year-round parking space to the employees of many of our local businesses.

We share all of this because we cannot communicate these opportunities or the news of any of these affiliated groups or our own Thrift Shop with our sign as it exists today.

Our current sign reflects the world as it was in the early 1980's. The world has changed, and we would like to adapt to that change in a way that will retain the historic charm of our community.

4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose?

Since this is the only sign on the property, we would like to be able to make the community aware of events that are not only church events but also open to the community. This would be only possible with a changeable digital sign.

Churches have aging congregations and need to reach out to young people and young families. The digital electronic sign will get much more attention from young people.

DARK BLUE 3M VINYL

(1) 10" X 75" D/F LED ILLUMINATED TOP SIGN W/
1-1/4" RETURN
WHITE ACRYLIC FACES
DARK BLUE VINYL COPY & LOGO
D/F 10MM THINKSIGN WITH 38"X75" DISPLAY
REINSTALL EXISTING ADDRESS PANEL ON TOP OF NEW SIGN CABINET



7240 Lumberton Ave., Suite 100, Birmingham, AL 35206
2050 Alpha Avenue SE, Atlanta, GA 30316
601 S. Main Street, Suite 100, Tallahassee, FL 32301
1000 E. Main Street, Suite 100, Tallahassee, FL 32301
1000 E. Main Street, Suite 100, Tallahassee, FL 32301
1000 E. Main Street, Suite 100, Tallahassee, FL 32301

JOB NAME:
First Presbyterian
Church of Plymouth
LOCATION:
701 Church St.
Plymouth, MI 48170
ACCOUNT REP: SA
DESIGNER: LE
REVISION: _____

NOTES:
FURNISH & INSTALL
THE FOLLOWING

FILE NAME:
233162-02
SCALE:
3/4"=1'

This design and all material appearing hereon constitute the original unpublished work of Johnson Sign Co. may not be duplicated, used or disclosed without written consent.



THIS SIGN IS INTENDED TO BE MANUFACTURED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).

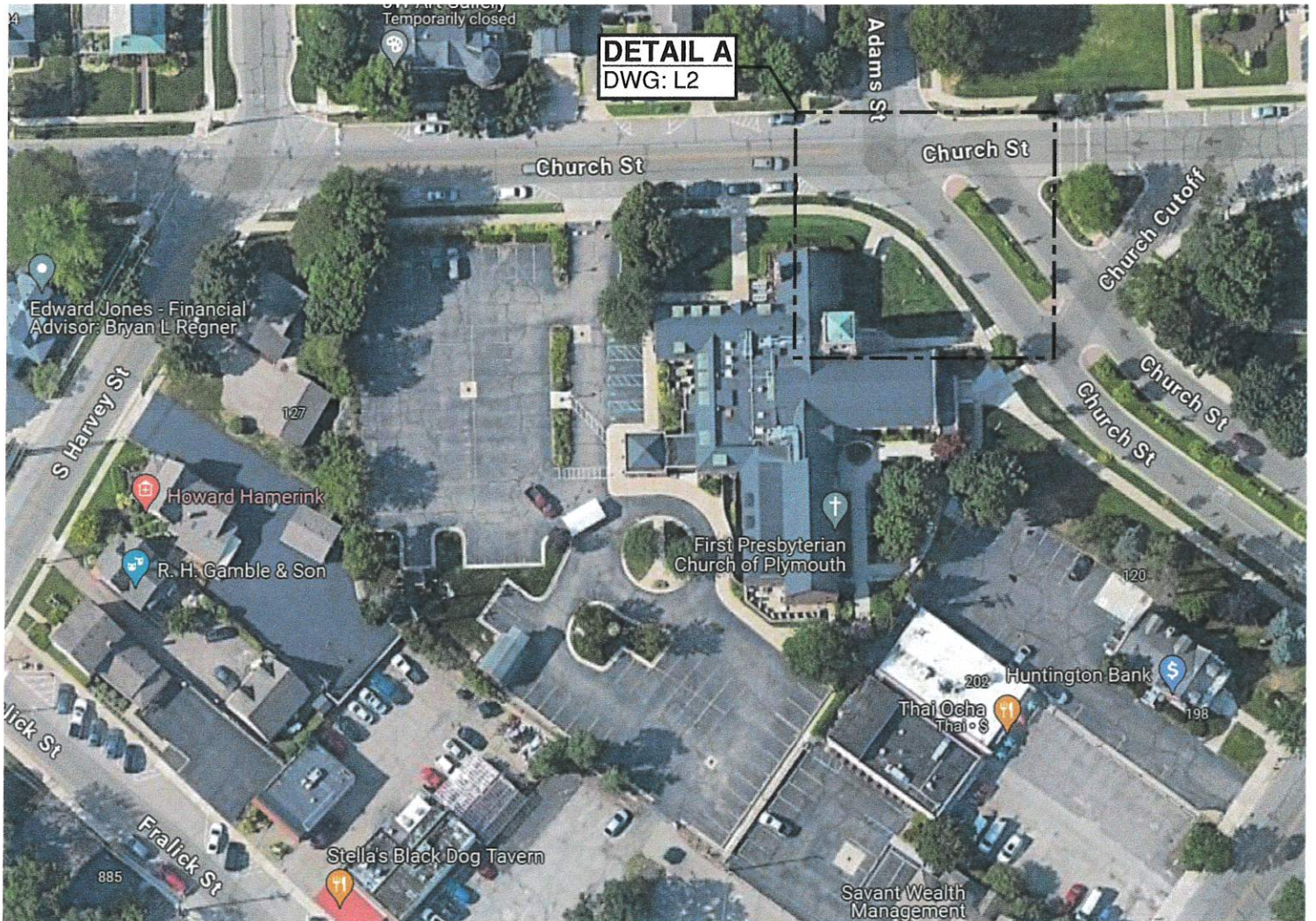
JOHNSON SIGN CO DOES NOT PROVIDE PRIMARY ELECTRIC TO SIGN LOCATION RESPONSIBILITY OF OTHERS

CUSTOMER APPROVAL: _____

DATE: _____



INTERNATIONAL SIGN ASSOCIATION



AERIAL PLAN VIEW



PROJECT:
First Presbyterian Church of Plymouth
Digital Signage

TITLE:
Zoning Board of Appeals Variance
Application Drawings

DRAWN BY:

TDS

DATE:

05/12/2024

DRAWING NO:

L1

REVISION

0



DETAIL A

DWG: L1



FIRST PRESBYTERIAN
CHURCH of PLYMOUTH

PROJECT:

First Presbyterian Church of Plymouth
Digital Signage

TITLE:

Zoning Board of Appeals Variance
Application Drawings

DRAWN BY:

TDS

DATE:

05/12/2024

DRAWING NO:

L2

REVISION

0



City of Plymouth Zoning Board of Appeals Memorandum

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

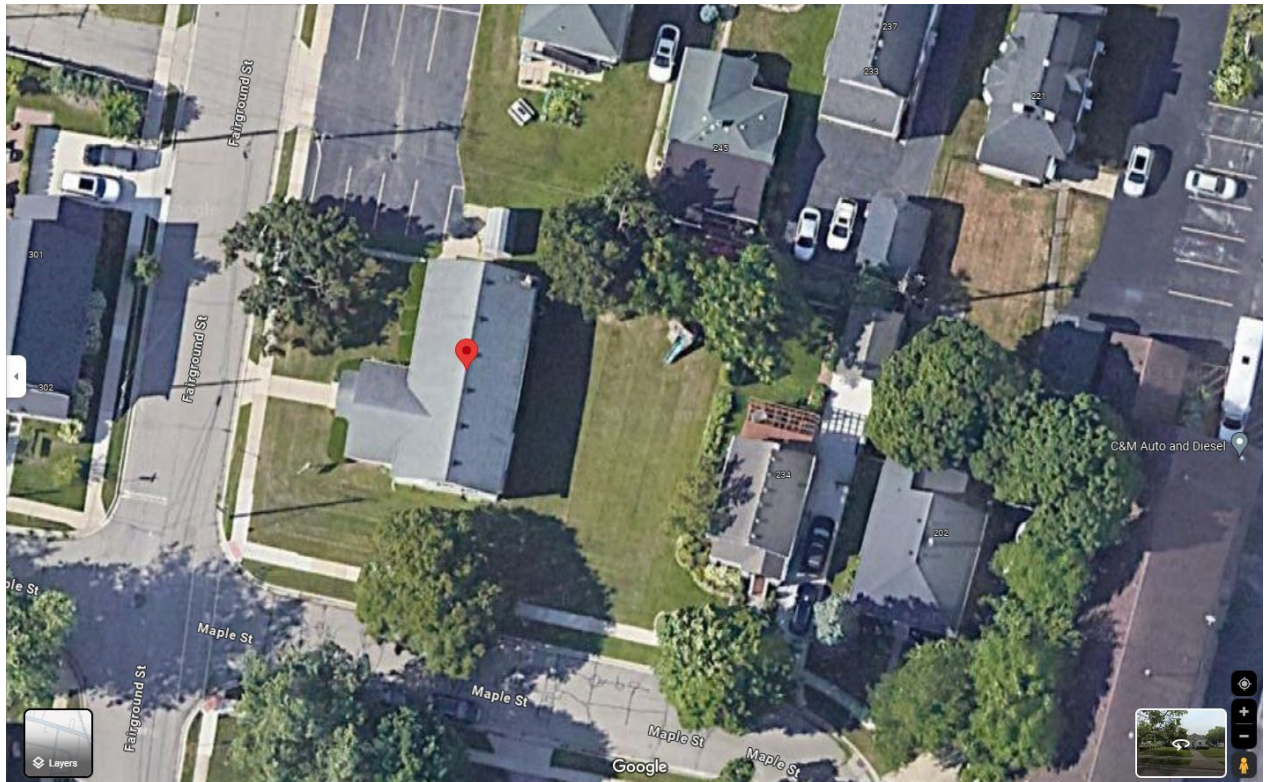
www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

TO: Zoning Board of Appeals Commissioners
FROM: Greta Bolhuis, Planning & Community Development Director
DATE: May 29, 2024
RE: 290 Fairground, Non-Use Variance Request

Rino Soave, the owner, is requesting a non-use variance to create two parcels from the original parcel that are less than 60 feet wide and less than 7,200 square feet in area. The property is zoned R-1, Single-Family Residential. The property totals approximately 12,981 square feet.

Section 78-190 references the minimum size lot per dwelling unit shall be 60 feet wide and 7,200 square feet in area. A variance is required to create two parcels that are less than 60 feet wide. A variance is required to create two parcels less than 7,200 square feet in area.

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.

290 Fairground Street, Plymouth MI 48170

05/15/2024

Address of Property

Date of Application

Rino Soave

Infinity-290 Fairground LLC

Applicant Name

Property Owner

42400 Grand River Ave.

Novi

MI 48375

Address

City

State Zip

rsoave@infinityhomescorp.com 248-449-8084

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 78-190

I (We) hereby appeal to the Zoning Board of Appeals for a variance to: See additional sheet

Description of Property

Current zoning classification: R-1 One Family Residential

Current use of structure(s) on premises: Church and partial parking lot

Is it a corner or interior lot? Parcel B is a corner lot/ Parcel C is an interior lot

Size and area of lot: Parcel B - 6,475 SF + Parcel C - 6,306 SF = 12,781 SF

Total square footage of existing main structure(s): 2,560 SF Church

Total square footage of accessory structure(s): 105 SF Shed

Existing lot coverage (percentage) of all buildings and structures: 20.8%

Height of existing main and/or accessory structures: 1-Story

Description of Proposed Structures

Dimensions and area of structure or addition to be constructed: 38'-4"x34' 2,462 SF

Front yard setback after completion (measured from property line): 25' Setback - Parcel B and C


Rear yard setback after completion (measured from property line): 35' Setback - Parcel B and C

Side yard setback after completion (measured from property line): Site Plan Attached.

Height of proposed structure: 25 FT

Lot coverage (percentage) after completion: Parcel B 29.4%/Parcel C 30.2% Building Lot Coverage - Parcel B 33.8% /Parcel C 43.5% Lot Coverage

Residential Only: Floor Area Ratio (FAR) after completion (shall not exceed 0.4): Parcel B 38% / Parcel C 39%

 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.) See additional sheet

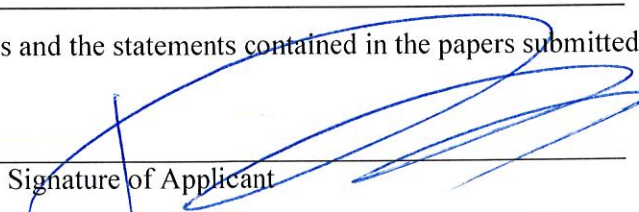
2. What effect will the variance have on neighboring properties? See additional sheet

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.) See additional sheet

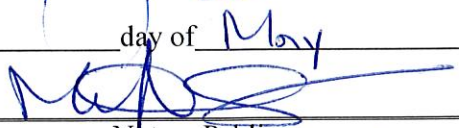
4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose? See additional sheet

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


Signature of Property Owner


Signature of Applicant

Subscribed and sworn before me this 15th day of May, 2024


Notary Public
My Commission expires 9/28/28

Additional sheet for Dimensional (Non-Use) Variance Application

I (We) hereby appeal to the Zoning Board of Appeals for a variance to: Create two parcels from original parcel #49-006-14-0026-000, currently Lots 26, 27 and the South 97 feet of Lot 28, FAIRGROUND SUBDIVISION, according to the Plat thereof as recorded in Liber 32 of Plats, Page(s) 71, Wayne County Records as shown on the Land Division Existing Conditions Survey. Proposing two parcels, Parcel B and Parcel C as shown on the Land Division Proposed Parcel Survey. Given the current size of the parcel, we are applying for a variance to reduce the minimum size lot per dwelling unit to be a width of 59.65 feet for both Parcel B and Parcel C. Also, requesting a variance to reduce minimum area in square feet per lot to 6,475 SF for Parcel B and to 6,306 SF for Parcel C, instead of the 7,200 SF minimum stated in section 78-190 The Schedule of Regulations for R-1 One Family Residential. Existing R-1 zoning would remain same and adhere to the city's master plan.

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.)** Parcel B and C are marginally under the width and lot size required to build single family housing, but are large enough to meet necessary setbacks and have a quality housing product. That adheres both to the surrounding neighborhood, current zoning and the city's future master plan.
- 2. What effect will the variance have on neighboring properties?** The request of variance would allow for a housing product that aligns with the orientation and size of homes within close proximity to the property on Maple Street.
- 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.)** No, the property in focus currently houses a church that is no longer in use and is vacant. The parcel is to be split into two parcels therefore creating two lots that are more plausible for a single family housing product in the neighborhood versus one large home. Additionally, this will generate more tax revenue for the city as the church was previously non-exempt. Please see attached for plans and images of the type of product anticipated for each parcel.
- 4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose?** The ordinance restrictions state that the parcels are not buildable for single family per their size limitations. The variances would allow for quality 2-story single family housing to occupy the land.



135'
135'
40'
41'
338 Maple
5,532 SF

135'
134'
47'
46'
326 Maple
5,532 SF

50'
116'
50'
314 Maple
5,800 SF

50'
117'
50'
308 Maple
5,850 SF

50'
110'
50'
302 Maple
5,650 SF

110'
104'
49'
56'
323 Maple
6,327 SF

104'
60'
97'
57'
313 Maple
5,928 SF

58'
58'
89'
64'
303 Maple
5,271 SF

36'
107'
39'
106'
289 Maple
5,271 SF

107'
108'
107'
80'
265 Maple
9,600 SF
combined lot

71'
107'
110'
42'
237 Maple
5,706 SF



115'
113'
113'
49'
2263 W Ann Arbor Trail
5,227 SF / RM-1

110'
110'
46'
245 W Ann Arbor Trail
5,663 SF / RM-1

44'
102'
88'
234 Maple
4,530 SF

58'
84'
84'
202 Maple
4,617 SF

Neighboring House Survey

North Side of Maple	Width	Length	Sq Ft House	Sq Ft Lot	%	Garage Sq Ft
234 Maple	43.00	102.00	780	4,530	17.22%	216
202 Maple	58.00	88.00	882	4,617	19.10%	240
338 Maple	43.00	128.00	648	5,532	11.71%	
326 Maple	43.00	128.00	1,276	5,532	23.07%	
314 Maple	50.00	116.00	2,647	5,800	45.64%	484
308 Maple	50.00	117.00	2,516	5,850	43.01%	484
<u>302 Maple</u>	<u>50.00</u>	<u>113.00</u>	<u>2,797</u>	<u>5,650</u>	<u>49.50%</u>	<u>451</u>
AVERAGE	48.14	113.14	1,649	5,359	29.89%	

South Side of Maple	Width	Length	Sq Ft House	Sq Ft Lot	%	Garage Sq Ft
237 Maple	47.50	107.00	1,232	5,706	21.59%	484
265 Maple	80.00	120.00	1,131	9,600	11.78%	1062
289 Maple	43.00	107.00	1,146	5,271	21.74%	324
303 Maple	64.00	97.00	1,602	5,271	30.39%	240
313 Maple	57.00	104.00	902	5,928	15.22%	
<u>323 Maple</u>	<u>57.00</u>	<u>111.00</u>	<u>880</u>	<u>6,327</u>	<u>13.91%</u>	<u>340</u>
AVERAGE	58.08	107.67	1,149	6,351	19.11%	



234 Maple



202 Maple



338 Maple



326 Maple



314 Maple



308 Maple



302 Maple



237 Maple



265 Maple



289 Maple



303 Maple



313 Maple



323 Maple



263 W Ann Arbor Trail



245 W Ann Arbor Trail

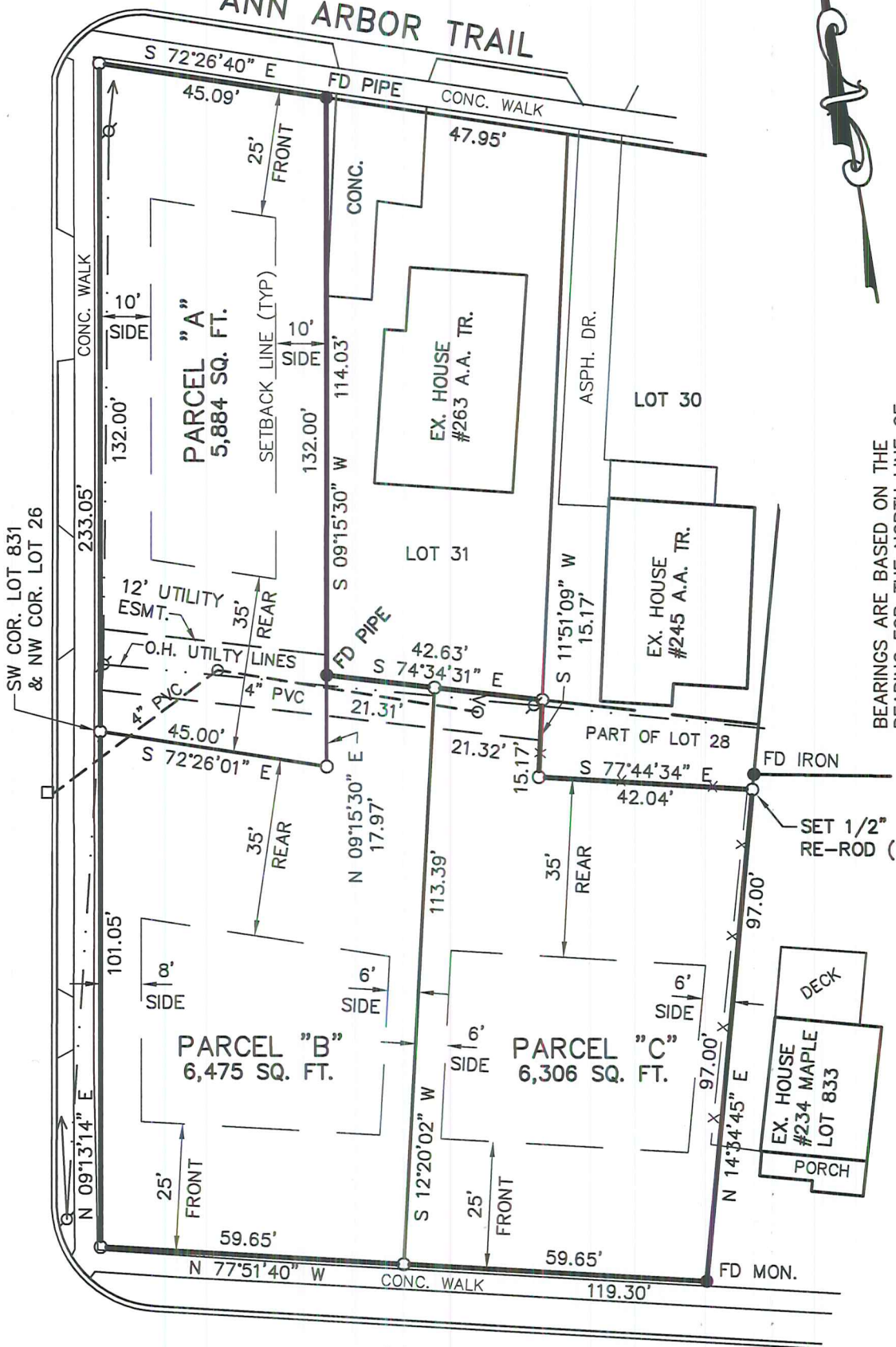
LAND DIVISION

PROPOSED PARCELS

ANN ARBOR TRAIL

FAIRGROUND AVE. 48 FT. R.O.W.

28' ASPHALT WITH CONC. CURB & GUTTER

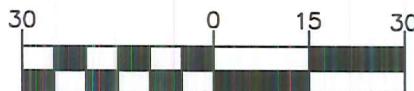


BEARINGS ARE BASED ON THE
BEARING FOR THE NORTH LINE OF
MAPLE AVE. AS RECORDED IN
ASSESSOR'S PLYMOUTH PLAT NO. 21.

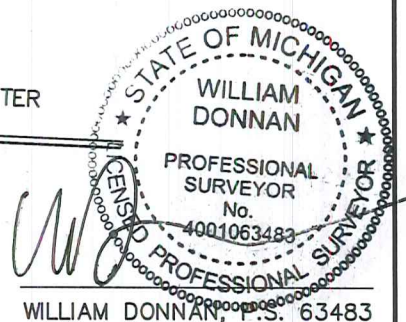
MAPLE AVE.
50 FT. R.O.W.

28' ASPHALT WITH CONC. CURB & GUTTER

I HEREBY CERTIFY THAT I HAVE SURVEYED AND
MAPPED THE HEREON DESCRIBED PARCEL OF
LAND; THAT THE RELATIVE POSITIONAL
PRECISION OF THE CORNERS IDENTIFIED FOR
THIS SURVEY AND SHOWN ON THE MAP ARE
WITHIN THE LIMITS ACCEPTED BY THE PRACTICE
OF PROFESSIONAL SURVEYING; AND THAT THE
REQUIREMENTS FOR 1970 PA 132, MCL 54.213
HAVE BEEN MET.



SCALE: 1 IN. = 30 FT.



WILLIAM DONNAN, P.S. 63483

ARPEE/DONNAN, INC.

LAND SURVEYING • ENGINEERING • MAPPING

32233 SCHOOLCRAFT

LIVONIA, MICHIGAN 48150

(734) 953-3335

FAX (734) 953-3324

PREPARED FOR:

INFINITY HOMES, INC.

42400 GRAND RIVER AVE. SUITE #112

NOV, MICHIGAN 48375

(248) 449-8084

DATE: 05/04/24

FB: DRAWN: TBS

PROJ. NO: 24016

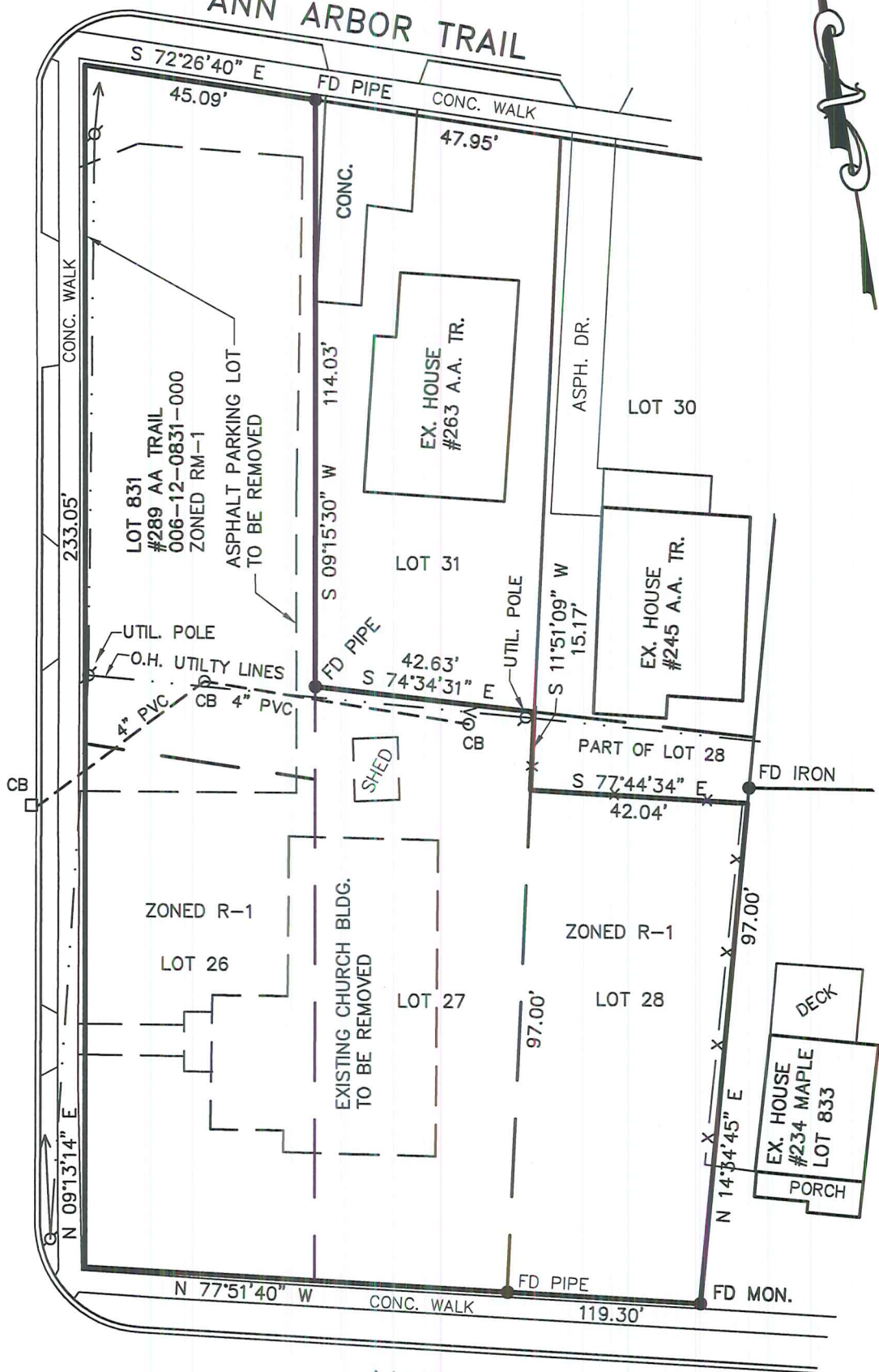
SHEET 1 OF 3

LAND DIVISION

EXISTING CONDITIONS

ANN ARBOR TRAIL

FAIRGROUND AVE. 48 FT. R.O.W.
28' ASPHALT WITH CONC. CURB & GUTTER



EXISTING PROPERTY DESCRIPTIONS

(006-14-0026-000)
LOTS 26 AND 27, ALSO THE SOUTH 97 FEET OF LOT 28, FAIRGROUND SUB. OF PART OF SEC. 26, T. 1 S., R. 8 E., CITY OF PLYMOUTH, WAYNE COUNTY, MICHIGAN AS RECORDED IN L. 32, P. 71 W.C.R.

(006-12-0831-000)
LOT 831 OF ASSESSOR'S PLYMOUTH PLAT NO. 21, AS RECORDED IN LIBER 68, PAGE 71, W.C.R.

MAPLE AVE.
50 FT. R.O.W.
28' ASPHALT WITH CONC. CURB & GUTTER



SCALE: 1 IN. = 30 FT.

ARPEE/DONNAN, INC.

LAND SURVEYING • ENGINEERING • MAPPING

32233 SCHOOLCRAFT

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SHEET 2 OF 3

LAND DIVISION

PARCEL "A"

LOT 831 OF ASSESSOR'S PLYMOUTH PLAT NO. 21, OF PART OF S.W. 1/4 OF SECTION 26, T. 1 S., R. 8 E., CITY OF PLYMOUTH, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 68, PAGE 71, WAYNE COUNTY RECORDS. DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF LOT 831 ALSO BEING THE NORTHWEST CORNER OF LOT 26 OF FAIRGROUND SUB. AS RECORDED IN LIBER 32, PAGE 71 WAYNE COUNTY RECORDS; THENCE N 09°13'14" E 132.00 FEET ALONG THE WEST LINE OF LOT 831; THENCE S 72°26'40" E 45.09' ALONG THE NORTH LINE OF LOT 831; THENCE S 09°15'30" W 132.00 FEET ALONG THE EAST LINE OF LOT 831; THENCE N 72°26'01" W 45.00 FEET ALONG THE SOUTH LINE OF LOT 831 TO THE POINT OF BEGINNING. CONTAINING 5,884 SQ. FT.

PARCEL "B"

PART OF LOTS 26 AND 27 OF FAIRGROUND SUB. OF PART OF S.W. 1/4 OF SECTION 26, T. 1 S., R. 8 E., CITY OF PLYMOUTH, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 32, PAGE 71 WAYNE COUNTY RECORDS; DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF LOT 26 OF FAIRGROUND SUB. ALSO BEING THE SOUTHWEST CORNER OF LOT 831 OF ASSESSOR'S PLYMOUTH PLAT NO. 21 AS RECORDED IN LIBER 68, PAGE 71, WAYNE COUNTY RECORDS. THENCE S 72°26'01" E 45.00 FEET ALONG THE NORTH LINE OF LOT 26; THENCE N 09°15'30" E 17.97 FEET ALONG THE WEST LINE OF LOT 27; THENCE S 74°34'31" E 21.31 FEET ALONG THE NORTH LINE OF LOT 27; THENCE S 12°20'02" W 113.39 FEET; THENCE N 77°51'40" W 59.65 FEET ALONG THE SOUTH LINE OF LOTS 26 & 27; THENCE N 09°13'14" E 101.05 FEET ALONG THE WEST LINE OF LOT 26 TO THE POINT OF BEGINNING. CONTAINING 6,475 SQ. FT.

PARCEL "C"

PART OF LOTS 27 AND 28 OF FAIRGROUND SUB. OF PART OF S.W. 1/4 OF SECTION 26, T. 1 S., R. 8 E., CITY OF PLYMOUTH, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 32, PAGE 71 WAYNE COUNTY RECORDS; DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF LOT 26 OF FAIRGROUND SUB. ALSO BEING THE SOUTHWEST CORNER OF LOT 831 OF ASSESSOR'S PLYMOUTH PLAT NO. 21 AS RECORDED IN LIBER 68, PAGE 71, WAYNE COUNTY RECORDS. THENCE S 72°26'01" E 45.00 FEET ALONG THE NORTH LINE OF LOT 26; THENCE N 09°15'30" E 17.97 FEET ALONG THE WEST LINE OF LOT 27; THENCE S 74°34'31" E 21.31 FEET ALONG THE NORTH LINE OF LOT 27 TO THE POINT OF BEGINNING; THENCE S 74°34'31" E 21.31 FEET ALONG THE NORTH LINE OF LOT 27; THENCE S 11°51'09" W 15.17 FEET; THENCE S 77°44'34" E 42.04 FEET; THENCE S 14°34'45" W 97.00 FEET ALONG THE EAST LINE OF LOT 28; THENCE N 77°51'40" W 59.65 FEET ALONG THE SOUTH LINE OF LOT 27 & 28; THENCE N 12°20'02" E 113.39 FEET TO THE POINT OF BEGINNING. CONTAINING 6,306 SQ. FT.

ARPEE/DONNAN, INC. LAND SURVEYING • ENGINEERING • MAPPING 32233 SCHOOLCRAFT (734) 953-3335 LIVONIA, MICHIGAN 48150 FAX (734) 953-3324	PREPARED FOR:		DATE: 05/04/24
	INFINITY HOMES, INC.		FB: DRAWN: TBS
	42400 GRAND RIVER AVE. SUITE #112		PROJ. NO: 24016
	NOVI, MICHIGAN 48375 (248) 449-8084		SHEET 3 OF 3



CONCEPTUAL SITE PLAN

0 10' 20' 40'

1"=10'-0"

SUMMARY TABLE

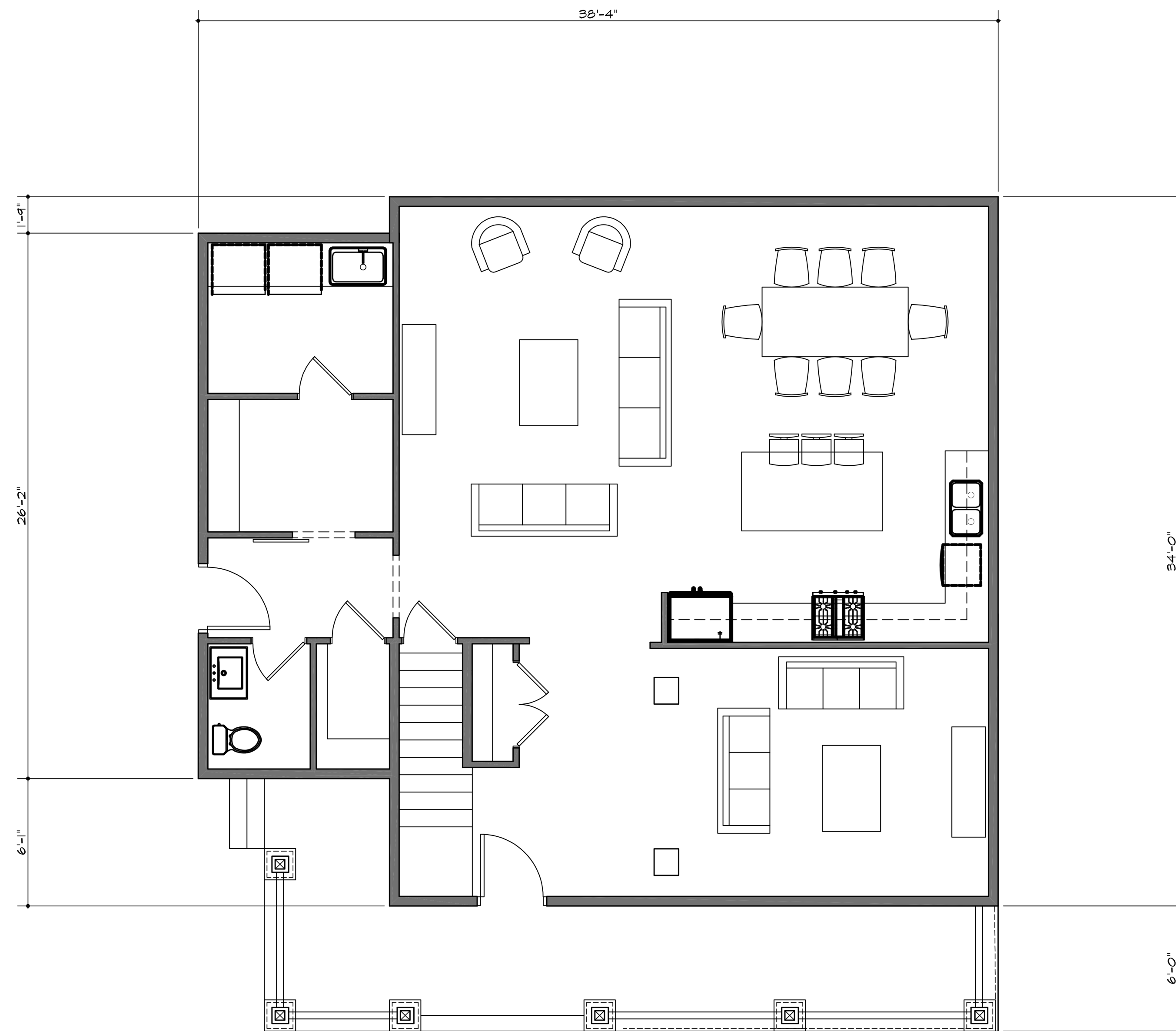
SITE AREA		
PARCEL B		6,475 SF
PARCEL C		6,306 SF
TOTAL		12,781 SF
ZONING		
EXISTING		R-1 ONE-FAMILY RESIDENTIAL
HEIGHT (R-1)		
ALLOWABLE		25 FEET/2 STORIES
PROPOSED		25 FEET/2 STORIES
BUILDING SETBACKS (R-1)		
	REQUIRED	PROVIDED
FRONT	25 FEET	25 FEET
SIDE	6 FEET	6 FEET
REAR	35 FEET	35 FEET
PARKING		
REQUIRED		
SINGLE-FAMILY RESIDENTIAL (TWO (2) SPACES FOR EACH DWELLING UNIT)		4 SPACES
PROPOSED		
ON-SITE PARKING		4 SPACES
MINIMUM FLOOR AREA PER UNIT (R-1)		
ALLOWABLE		950 SF
PROPOSED		2,462 SF
MAXIMUM FLOOR AREA RATIO (R-1)		
PARCEL B		
ALLOWABLE		40%
PROPOSED		38%
PARCEL C		
ALLOWABLE		40%
PROPOSED		39%
MINIMUM SIZE LOT PER DWELLING UNIT (R-1)		
AREA IN SQUARE FEET - VARIANCE #1		
PARCEL B		
ALLOWABLE		7,200 SF
PROPOSED		6,475 SF
PARCEL C		
ALLOWABLE		7,200 SF
PROPOSED		6,306 SF
LOT WIDTH - VARIANCE #2		
PARCEL B		
ALLOWABLE		60 FT
PROPOSED		59.65 FT
PARCEL C		
ALLOWABLE		60 FT
PROPOSED		59.65 FT

SINGLE FAMILY
290 FAIRGROUND STREET
HUB REALTY SOLUTIONS
PLYMOUTH, MICHIGAN

FSP FUSCO,
SHAFFER &
PAPPAS, INC.
ARCHITECTS & PLANNERS

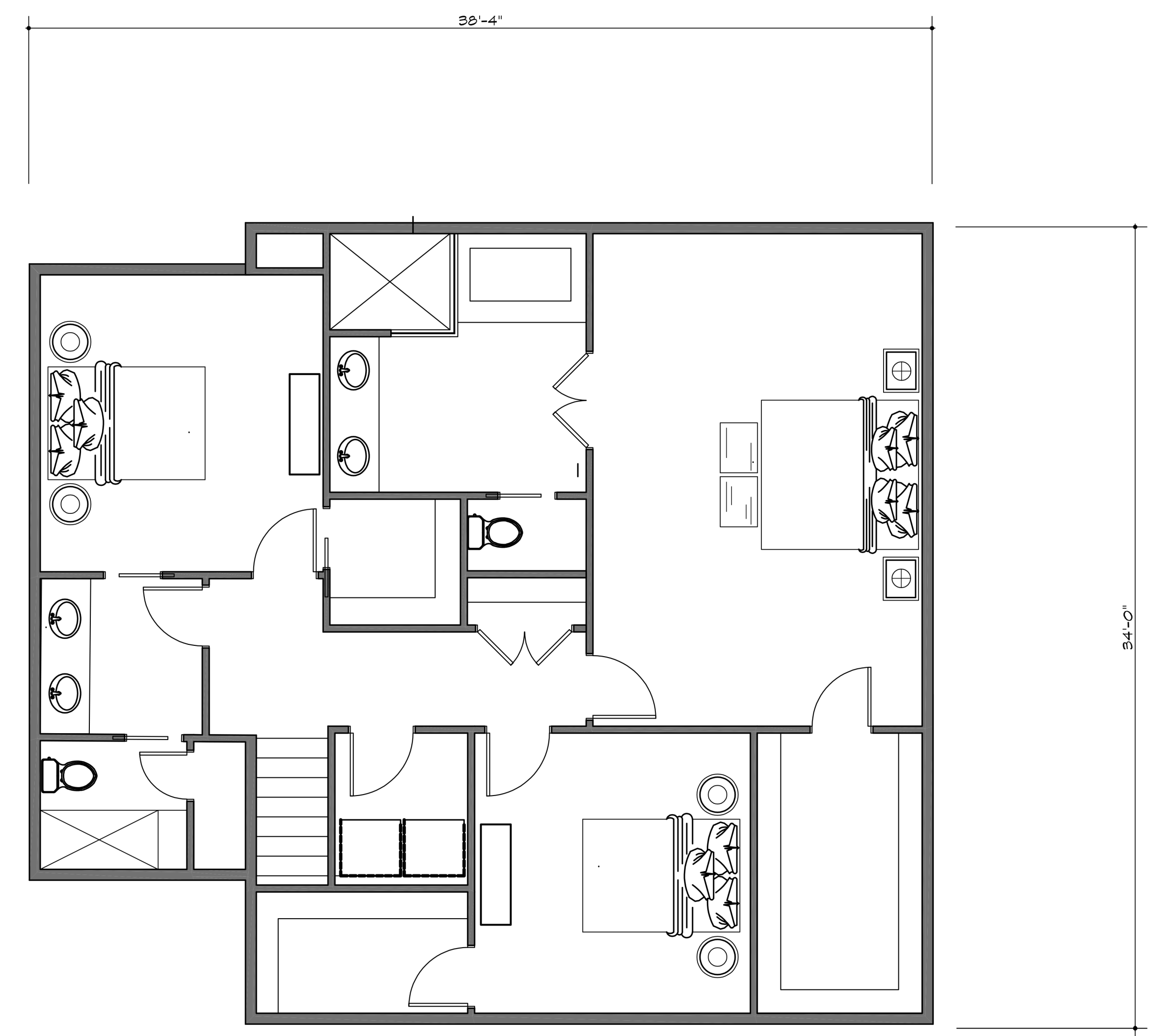
05.14.24

A.101



N FIRST FLOOR PLAN 1/4" = 1'-0"

0 4' 8' 16'



N SECOND FLOOR PLAN 1/4" = 1'-0"

0 4' 8' 16'



1



2



3



4



5



6



7



8

ELEVATION AESTHETICS

REFERENCE IMAGES ONLY

SINGLE FAMILY
290 FAIRGROUND STREET
 HUB REALTY SOLUTIONS
 PLYMOUTH, MICHIGAN
FSP FUSCO,
 SHAFFER &
 PAPPAS, INC.
 ARCHITECTS & PLANNERS
 05.14.24
 A.103