



City of Plymouth Planning Commission

Regular Meeting Agenda

Wednesday, January 10, 2024 – 7:00 p.m.
City Hall & Online Zoom Webinar

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

www.plymouthmi.gov
Phone 734-453-1234

<https://us02web.zoom.us/j/89819167299>

Passcode: 828736

Webinar ID: 898 1916 7299

1. **CALL TO ORDER**
 - a) Roll Call
2. **CITIZENS COMMENTS**
3. **APPROVAL OF THE MINUTES**
 - a) Approval of the December 13, 2023 meeting minutes
4. **APPROVAL OF THE AGENDA**
5. **ELECTION OF OFFICERS**
6. **COMMISSION COMMENTS**
7. **PUBLIC HEARINGS**
8. **OLD BUSINESS**
 - a) Master Plan discussion
 - b) Generator ordinance discussion
9. **NEW BUSINESS**
 - a) 2023 Planning Commission Annual Report
10. **REPORTS AND CORRESPONDENCE**
11. **ADJOURNMENT**

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

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

City of Plymouth Strategic Plan 2022-2026

GOAL AREA ONE - SUSTAINABLE INFRASTRUCTURE

OBJECTIVES

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

GOAL AREA TWO – STAFF DEVELOPMENT, TRAINING, AND SUCCESSION

OBJECTIVES

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

GOAL AREA THREE - COMMUNITY CONNECTIVITY

OBJECTIVES

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

GOAL AREA FOUR - ATTRACTIVE, LIVABLE COMMUNITY

OBJECTIVES

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

Planning Commission 2023 Goals

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

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

-Plymouth Mayor Joe Bida November 1977



Plymouth Planning Commission
Regular Meeting Minutes
Wednesday, December 13, 2023 - 7:00 p.m.
Plymouth City Hall 201 S. Main

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

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

1. CALL TO ORDER

Member Tim Joy called the meeting to order at 7:00 p.m.

Present: Commissioners Shannon Adams, Zachary Funk, Tim Joy, Kyle Medaugh, Hollie Saraswat, and Eric Stalter

Excused: Chair Karen Sisolak, Vice Chair Scott Silvers, Member Joe Hawthorne

Also present: Economic Development Director John Buzuvis, Planning Consultant Sally Elmiger

2. CITIZENS COMMENTS

Kathy Simone of Tonquish Creek Manor asked if there was any update on the sale of the Christian Science Church property. Buzuvis said there was no update.

3. APPROVAL OF MEETING MINUTES

Stalter offered a motion, seconded by Medaugh, to approve the minutes for the November 8, 2023, meeting as presented.

There was a voice vote.
MOTION PASSED

4. APPROVAL OF THE AGENDA

Stalter offered a motion, seconded by Adams, to approve the agenda for December 13, 2023.

There was a voice vote.
MOTION PASSED

5. COMMISSION COMMENTS

Medaugh said he went to the 13 Ways presentation and noted that the city administration does great work.

Saraswat said she was concerned about pedestrian safety in the city.

Joy said he was also concerned about pedestrian safety. He thanked Adams for serving on the Planning Commission and noted this would be Adams' last meeting. Joy also announced that he would not be seeking reappointment.

6. PUBLIC HEARINGS

There were no public hearings.

7. OLD BUSINESS

- a. SP23-09: 1020 W. Ann Arbor Road – Special Land Use and Site Plan Review

Elmiger reviewed her report on the project. She said the project would require two variances – one for a covered outdoor dining space and the other for a covered dumpster enclosure. She stated her concern about using a type of Buckthorn in the landscaping because some varieties of the plant are known to be invasive. She also asked commissioners to review whether the architecture fits into the Ann Arbor Rd. Corridor (ARC) zoning requirements and to consider a barrier between outside diners and cars backing up in the parking lot.

Architect Mike Devine said the building was designed to be unique. He asked that an approval not be contingent on being granted the variances because they could continue to build without them. He said he would substitute a different landscape plant if the commission required it but stated that the variety he selected didn't seed and wasn't invasive.

Public Comment

Mark Blaufuss, 1059 Penniman, said the owners have a great track record and asked that the plan be approved.

Rob Mengel, 1293 S. Harvey, spoke in support of the project.

Kelly Katynski, 986 Dewey, said she loves outdoor dining and wouldn't be concerned about safety.

Pat O'Neill, 843 Penniman, spoke in support of the project.

Adam Covington, 674 Sunset, spoke in support of the project.

Joy said he received three emails supporting the project.

Commission Discussion

Commission members discussed the two variances and whether any approval should be contingent on the applicant receiving them. There was also discussion about the ARC language, landscaping, and safety for the outdoor dining area.

Motion

Funk offered a motion, seconded by Stalter, to approve the special land use for SP23-09.

Condition

The applicant must seek a variance for the front setback for the canopy.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

Motion

Funk offered a motion, seconded by Saraswat, to approve the site plan review for SP23-09.

Conditions

Any paving at the subject site is to be repaired to good condition and striped to be determined by the building official.

Curb cuts and city utilities are to be evaluated by the city engineer.

The Buckthorn to be substituted for a noninvasive species.

Landscaping along Ann Arbor Rd. meets the ARC standards.

Stalter offered a friendly amendment to remove the landscaping screening along the Ann Arbor Rd. streetscape.

Funk and Saraswat accepted the friendly amendment.

Medaugh asked to add that the signage will be met by a separate permit reviewed by the city administration.

The applicant is to add a curb to the east side of the patio area along the parking drive.

There was a voice vote.
MOTION PASSED UNANIMOUSLY.

There was a five-minute break.

b. Master Plan Discussion

Buzuvis reviewed the status of the master plan project. He said the group needed to form a public engagement subcommittee and a future land use subcommittee. Stalter and Funk said they would like to be on the future land use subcommittee, and Saraswat and Funk said they would like to be on public engagement.

8. NEW BUSINESS

There was no new business.

9. REPORTS AND CORRESPONDENCE

City Commission Liaison Brock Minton introduced himself to the group.
Adams said this was his last meeting and he thanked everyone.

10. ADJOURNMENT

Joy offered a motion, seconded by Adams, to adjourn the meeting at 8:20 p.m.

There was a voice vote.
MOTION PASSED



CITY OF PLYMOUTH

201 S. Main
Plymouth, Michigan 48170

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City of Plymouth Planning Commission 2023 Annual Report

The City of Plymouth Planning Commission is made up of nine members. They regularly meet on the second Wednesday of the month at 7:00 pm in the Commission Chambers at City Hall located at 201 S. Main. A typical meeting consists of public comments, a review of the previous meetings minutes, commissioner comments, public hearings, new and/or old business, and reports and correspondence from staff. Planning Commission members for the 2023 year included: Karen Sisolak (Chair), Scott Silvers (Vice-Chair), Joe Hawthorne, Shannon Adams, Tim Joy, Hollie Saraswat, Eric Stalter, Jennifer Mariucci (retired in March 2023), Kyle Medaugh, and Zach Funk (appointed in June 2023).

The Planning Commission met sixteen times during 2023. Of the sixteen, twelve meetings were regularly scheduled meetings, three were working sessions, and one was a joint training session with the City of Northville. This meets the requirements of the Michigan Planning Enabling Act (MPEA) for the minimum number of meetings (4).

The main purpose of this report is to meet the requirements of the MPEA; however, this report increases information sharing between staff, boards, commissions, and the City Commission. This report is the opportunity to reflect on the hard work of the past year and thank our dedicated appointed and elected officials for their support of the City’s planning and zoning efforts.

The Planning Commission reviewed nine site plan projects, which included six special land use reviews, and one planned unit development.

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Planning Commission 2023 Goals

The goals adopted on March 8, 2023 are below:

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

Master Plan Review

The Planning Commission and City Commission adopted the Master Plan update on August 15, 2018 and September 17, 2018, respectively.

Below are the Master Plan goals matched to the City Commission’s Strategic Plan from 2017-2021.

| Strategic Plan Goal Topics | Guiding Master Plan Goals for Land Use |
|---------------------------------|---|
| Goal I: Quality of Life | <ul style="list-style-type: none">● Encourage appropriate home sizing & massing● Create lifelong neighborhoods of diverse housing for various income levels● Maintain and enhance the tree canopy● Encourage historic preservation |
| Goal II: Financial Stability | <ul style="list-style-type: none">● Plan for a variety of land uses that creates a dynamic environment supportive of residences, community institutions, and businesses |
| Goal III: Economic Vitality | <ul style="list-style-type: none">● Promote a welcoming environment for commercial business & industry● Encourage environmentally sensitive/context sensitive and sustainable development |
| Goal IV: Service Infrastructure | <ul style="list-style-type: none">● Improve street mobility, connectivity & safety● Plan for vehicular needs, including parking |

Reflection:

The Master Plan review began in 2023. A draft of CHAPTER 3: GOALS was reviewed at the April 12, 2023 Planning Commission Meeting to complement the City Commission’s Five Year Strategic Plan, adopted by the City Commission on January 8, 2022. These Goals for Land Use are part of the Master Plan review continuing into 2024.

Master Plan Implementation Matrix

The table on the following page are the actions listed in the Implementation Matrix from the Master Plan which has the Planning Commission as one of the responsible parties.

| Action | Priority Term | City Commission Goal Area | | | | Responsibility | Funding |
|---|---------------|---------------------------|----|-----|----|----------------|----------|
| | | I | II | III | IV | | |
| Regulatory and Policy Change | | | | | | | |
| <i>Redevelopment Ready Communities</i> | | | | | | | |
| Ensure clear definitions and requirements are included in necessary sections of the ordinance | Short | X | | | | PC, CDD | CDD |
| Review the Zoning Map annually, update if and as necessary | Cont. | X | | | | PC | CDD |
| Align the zoning ordinance with the Master Plan goals. | Mid. | | | X | | PC | CDD |
| Review and clarify special land use approval processes | Short | | | | X | PC, CDD | CDD |
| Ensure industrial districts allow for compatible new economy-type businesses | Short | | | | X | PC | CDD |
| Allow for non-traditional housing types in appropriate areas | Short | X | | X | | PC | CDD |
| <i>Site Design</i> | | | | | | | |
| Adopt clear, concise, enforceable ordinance requirements for landscaping, signage, lighting, parking, and access management for Commercial/Business districts | Short | X | | X | | PC | CDD |
| Adopt standards that encourage shared parking access and locates parking behind buildings | Short | | | | X | PC | CDD |
| Adopt ordinance requirements that accommodate pedestrian activity within and around development | Short | | | | X | PC | CDD |
| Adopt flexible parking standards | Short | | | | X | PC | CDD |
| <i>Residential</i> | | | | | | | |
| Increase residential densities in the appropriate areas | Mid. | X | X | X | | PC | CDD |
| Monitor and encourage appropriate home sizing and massing | Immed. | X | | | | PC, CDD | CDD |
| <i>Environmental</i> | | | | | | | |
| Encourage environmentally sensitive/context sensitive and sustainable development | Mid. | X | | | | PC | CDD |
| Maintain and enhance the City's tree canopy | Immed. | X | | | | PC, CDD, DMS | CDD, DMS |
| Adopt standards that require low-impact development, sustainability, and energy conservation practices. | Short | X | | | | PC | CDD |
| <i>Transportation</i> | | | | | | | |
| Adopt Complete Streets policies | Short | X | | | X | PC, CC | CDD |
| Plan for vehicular needs, including parking | Mid. | | | | X | PC, CC, DDA | DDA, CC |
| <i>Administrative</i> | | | | | | | |
| Research the use of "form-based-codes" and "overlay districts" in the appropriate areas | Mid. | X | | X | | PC, CDD, CC | CDD |
| Review lists of uses in all Zoning Districts. Research/add zoning categories for "Parks/Open Space" and/or "Institutional" uses. | Short | X | | | | PC, CDD | CDD |
| Partnerships, Programs, and Promotion | | | | | | | |
| Become a Redevelopment Ready Community through MEDC | Short | | | X | | CDD, PC, CC | CDD, CC |
| Identify priority redevelopment sites/transitional properties and determine desired future use and development | Cont. | X | | | | PC, CDD | CDD |
| Develop a clear vision for development outcomes and criteria for priority sites | Short | X | | | | PC, CDD | CDD |
| Promote a welcoming environment for commercial businesses and industry | Short | | | X | | CDD, CC, PC | CDD |

Zoning Ordinance Amendments

The Planning Commission did not approve any zoning ordinance text amendments during the 2023 calendar year; however, the zoning audit project which began in September of 2022 was completed and the final work plan and recommended implementation timeline was recommended to the City Commission by the Planning Commission in October. The 2022 amendments for impervious surfaces and fences were approved by the City Commission in 2023.

Community Development staff expects 2024 to include continued discussion and research on zoning ordinance amendments as the Planning Commission works to implement the Zoning Audit Report.

Development Reviews

The following list summarizes the Planning Commission’s docket for 2023.

| Project Type | Location | Description | Meeting Outcome | Fwd. to CC? | Date(s) of Action |
|---------------------------------------|-------------------------|---|--------------------------|-------------|-----------------------------|
| Site plan review | 980 W. Ann Arbor Rd. | Change of use from a bank to a dental office with a ~1,300 s.f. addition | Approved with conditions | N/A | 1-11-23 2-8-23 |
| Site plan review | 587 W. Ann Arbor Trl. | Public parking lot redesign | Approved with conditions | N/A | 2-8-23 |
| Planned unit development | 1100 W. Ann Arbor Trail | New construction church building and townhouse units | Postponed | N/A | 3-8-23 4-12-23 8-9-23 |
| Site plan review and special land use | 885 Starkweather | New restaurant with a bar, performance platform, event space, including 4 small additions | Approved with conditions | N/A | 5-10-23 7-12-23 |
| Site plan review and special land use | 445 W. Ann Arbor Trl. | New construction single-family home | Approved with conditions | N/A | 6-14-23 |
| Site plan review and special land use | 525 W. Ann Arbor Trl. | New construction single-family home | Approved with conditions | N/A | 7-12-23 8-9-23 |
| Site plan review and special land use | 545 W. Ann Arbor Trl. | New construction single-family home | Approved with conditions | N/A | 7-12-23 8-9-23 |
| Site plan review and special land use | 565 W. Ann Arbor Trl. | New construction single-family home | Approved with conditions | N/A | 7-12-23 8-9-23 |
| Site plan review | 173 W. Liberty | Change of use from vacant/condemned to first floor retail and second floor office | Approved with conditions | N/A | 8-9-23 |
| Site plan review and special land use | 1020 W. Ann Arbor Rd. | Renovate existing restaurant | Approved with conditions | N/A | 9-13-23 12-13-23 |

Variance Requests

The following list summarizes the Zoning Board of Appeals' docket for 2023.

| Variance Type | Location | Description | Meeting Outcome | Date(s) of Action |
|---------------|----------------------------------|--|---|-------------------|
| Non-use | 0 Holbrook (now 198 S. Holbrook) | New home construction in the front yard setback | Approved | 1-5-23 2-2-23 |
| Non-use | 686 Coolidge | Construction of an attached, front-facing garage | Denied | 3-2-23 4-6-23 |
| Non-use | 1227 Maple | Construction of a 42" tall fence in the front yard setback | Approved | 4-6-23 |
| Non-use | 885 Starkweather | Building addition in the front yard setback | Approved | 4-6-23 |
| Non-use | 253 W. Pearl | Construction of a 6' tall privacy fence in the front yard setback | Approved | 5-4-23 |
| Use | 643 N. Mill | Construction of habitable space in a detached, accessory structure | Approved with conditions | 7-5-23 |
| Non-use | 247 W. Liberty | Construction of a shed in the rear and side yard setback, distance between primary and accessory structure | Distance between structures variance was approved | 8-3-23 |
| Non-use | 173 W. Liberty | Reduce off-street parking space requirements by 8 spaces | Approved | 8-3-23 |
| Non-use | 412 W. Ann Arbor Trl. | Construction of a pool in a required front yard setback | Approved | 8-3-23 |
| Non-use | 189 Hamilton | Construction of a rear addition in the side yard setback | Approved with conditions | 9-7-23 |
| Non-use | 1185 Carol | Construction of a shed in a utility easement | Denied | 12-7-23 |
| Non-use | 451 Starkweather | Construction of an addition in the side yard setback | Approved | 12-7-23 |

Actions by City Commission

The following list includes all the planning and development related actions taken by the City Commission during 2023.

| Description | Date(s) of Action |
|---|-------------------------------|
| Amend Sec. 78-21, 190, 191, 203, 219, 270, and 273 for impervious surface ordinance edits | 1-3-23 1-17-23 |
| Appeal of administrative decision on tree ordinance. Administrative determination was upheld. | 1-17-23 |
| Receipt of Planning Commission Annual Report | 2-6-23 |
| Amendment to the brownfield plan for 550 N. Holbrook | 2-21-23 |
| Annual review of liquor licenses. No changes were proposed. 29 licenses are available: 18 in the DDA, 11 outside the DDA. | 3-20-23 |
| Thai Basil liquor license public hearing. Recommended approval of the transfer to the State of Michigan Liquor Control Commission. | 3-20-23 |
| Annual marijuana review of retail sales. No action taken. | 3-20-23 |
| Approval of intergovernmental contract for Community Development Block Grant funding (CDBG) | 4-3-23 |
| Highline Spirits liquor license public hearing. Approved new off-premises tasting room. | 4-17-23 6-5-23 |
| Trackside Plymouth liquor license transfer and public hearing. Recommended approval of the transfer to the State of Michigan Liquor Control Commission. | 5-1-23 |
| Authorization to construction Saxton's parking lot | 5-1-23 |
| Easement agreement for 770 Davis to allow the continuation of parking along the frontage of the property. | 5-1-23 |
| Approval of EPIC-MRA survey contract. | 5-15-23 |
| Authorization for engineering proposal for removal of patio bump-outs (approved). Design phase was presented, and the motion failed. | 5-15-23 6-5-23 |
| Environmental review authorization for possible recreation space at 639 S. Mill | 5-15-23 |
| Additional parking spaces on Church Street design proposal (approved). Design phase was presented, and the motion failed. | 5-15-23 6-5-23 |
| Authorization to purchase real property at Deer St. and Ann Arbor Trail (Wira property). Authorization to sign purchase agreement and close on the property. | 5-15-23 6-5-23 |
| Paid parking presentation for information only. | 6-5-23 |
| Approval of the Community Development Department fee schedule | 6-20-23 |
| Old Village Tax Increment Financing (TIF) presentation | 6-20-23 |
| Approval of the Library construction agreement and access agreement. | 7-3-23 |
| Outdoor dining area policy | 7-17-23 8-7-23 10-16-23 |
| Amend fence ordinance Sec. 18-372, 380, and Sec. 78-208. | 7-17-23 8-7-23 |
| Mily Holding liquor license transfer and public hearing. Recommended approval of the transfer to the State of Michigan Liquor Control Commission. | 9-5-23 |
| Payment in lieu of parking agreement for Highline Spirits | 10-16-23 |

Zoning Map Changes

There were no changes to the zoning map in the 2023 calendar year.

Trainings and Joint Meetings

Carlisle-Wortman Associates presented a training session to the City of Plymouth and City of Northville Planning Commissions on September 19. The presentation was entitled "Sound Planning and Zoning Decisions". All members of the administration, boards and commissions completed Quarterly Online Computer Security Training.



Administrative Memorandum

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

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

To: Planning Commissioners
From: Greta Bolhuis, AICP, Planning and Community Development Director
Date: January 4, 2024
Re: Projections into Setbacks Amendments (Generator Placement Edits)

The Planning Commission has been asked by the Zoning Board of Appeals to review Section 78-217 – Projections into setbacks for the allowed placement of generators. Over the last few years, the ZBA has considered five generator variance requests. The suggested amendments prohibit generators in the side yard setback but permit up to a 4-foot projection into the side yard setback if one or more of the three conditions for exception is met. These conditions would be reviewed and considered administratively. Sufficient documentation and/or a site visit would be required. The suggested amendments would allow generators to be placed within the rear yard setback up to 10-feet away from the rear property line, which has increased from the initially proposed 3-foot from property line.

Additional language has been added to Chapter 18 of the Code of Ordinance to address some of the items discussed by the Commission in September 2023. It is important to note that these additional requirements will not be placed in the Zoning Ordinance and will require approval by the City Commission only.

The proposed amendments are attached. The next step is to set a public hearing for the amendments to Sec. 78-217.

Should you have any questions, please don't hesitate to contact me directly.

Sec. 78-217. Projections into setbacks.

Projections into setbacks shall be permitted as follows:

| Projection... | ...Into Front Yard Setback | ...Into Side Yard Setback | ...Into Rear Yard Setback |
|---|---|--|---|
| <i>At or Below Grade:</i> | | | |
| Egress window/areaway recess* | Not permitted | 3 feet from face of structure (interior dimension) | 3 feet from face of structure (interior dimension) |
| Stairs from basement | Not permitted | Not permitted | 4 feet (interior dimension) |
| Patios | 4 feet, but no closer than 10 feet from the front property line | Not permitted | 10 feet from property line |
| <i>Above Grade but Below Roof:</i> | | | |
| -Air conditioning condensers | Not permitted | 4 feet | 4 feet |
| Architectural features, as defined | 4 inches | 4 inches | 4 inches |
| Awning/canopy | 3 feet | Not permitted | 3 feet |
| Balcony | 4 feet | Not permitted | 4 feet |
| Bay window (limited to 8 feet in width; maximum 2 per side) | 2 feet | Not permitted | 2 feet |
| Cantilevered floor area (Box Out) | 2 feet | Not permitted | 2 feet |
| Cellar door | Not permitted | Not permitted | 8 feet |
| Chimney (limited to 8 feet in width) | 1 foot | Not permitted | 1 foot |
| Deck** | Not permitted | Not permitted | 12 feet, but limited to three feet high |
| Generators | Not permitted | Not permitted*** | <u>10 feet from property line</u> Not permitted |
| Porch, uncovered | 6 feet | Not permitted | 12 feet, but limited to three feet high |
| Porte cochere (excluding gutters) | Not permitted | 2 feet from property line | Not permitted |
| <i>Roof Area:</i> | | | |
| Cornices, eaves, overhangs, brackets, soffits (excluding gutters) | 2 feet | 2 feet | 2 feet |
| Dormers | ¹ Not permitted | Not permitted | Not permitted |

*Areaway construction can project above grade no more than 12 inches.

**The portion of a deck which occupies the rear yard setback shall not be converted into any enclosed habitable spaces.

*** Generators may project 4 feet into the side yard setback only if one or more of the following conditions are met, as determined by the community development director:

1. The location of windows and/or doors on the rear exterior wall do not provide the clearance dimension required by the adopted mechanical code.
2. The location of mature vegetation including trees, shrubs, and/or perennials do not provide reasonable placement on or near the rear exterior wall.
3. The location of built structures and mechanical equipment such as but not limited to egress windows, exterior or basement stairs, air conditioning condensers, cellar door, chimneys, decks, terraces, pools, porches, do not provide reasonable placement on or near the rear exterior wall. The location of the gas meter shall not be considered mechanical equipment.

(1) Projections containing floor area, including decks, shall be included in the lot coverage calculation. See Sections 78-43 and 78-53 for the front porch exclusion from lot coverage.

CHAPTER 18 – BUILDINGS AND BUILDING REGULATIONS

ARTICLE XVI. EMERGENCY ELECTRICAL GENERATORS

Sec. 18-783. Installation and definition.

Emergency generators may be permanently installed and utilized in all residential zoning districts within the city, subject to the terms and conditions set forth in this article. This article regulates permanently installed emergency generators, defined as a generator that is intended to remain outside of a residence for a lengthy or continuous period of time, regardless of the length of time of any power outage, as opposed to portable generators.

Sec. 18-784. Permit required.

Permits shall be obtained from the city building department prior to the commencement of any construction or installation of a generator. Applicants shall submit copies of the following:

- (a) The application form and the permit fee determined by resolution of the city commission.
- (b) A dimensioned site plan indicating compliance with this section and the manufacturer's specifications.
- (c) The manufacturer's specifications/cut sheets for the generator, the ATS (automatic transfer switch) and any fuel storage tanks, showing listings from a nationally recognized testing laboratory.
- (d) An electrical one line drawing showing locations of equipment, conduit, and wire sizes, and grounding/bonding.

Sec. 18-785. Final inspection.

As soon as construction of a generator has been completed, a final inspection shall be requested by the applicant to ensure compliance with all terms and conditions of this article, and the generator shall not be used prior to receiving final inspection approval.

Sec. 18-786. Enclosure; production of sounds; service doors; exhaust gases.

- (a) The generating unit and muffler must be enclosed within a sound attenuated cabinet. The enclosure service doors on the cabinet must be locked to prevent access by unauthorized persons.
- (b) Sound produced at full load is to be less than 85 dBA as measured at any and all property lines.

Sec. 18-787. Fuels.

Acceptable fuels include natural gas, gasoline or diesel. Connections made to a natural gas line of a residence must be in accordance with all applicable codes. Other fuel sources must meet all state and local code requirements. Portable fuel sources are not permitted.

Sec. 18-788. Electrical.

Only a fully automatic transfer switch (ATS) gear (double throw disconnect switch gear) is to be installed. Transfer panels must be locked to prevent unauthorized access to the switch gear. Panels must be approved by a recognized certification agency, such as UL or CSA, and must comply with all applicable electrical requirements adopted by the State of Michigan and City of Plymouth.

Sec. 18-789. Maintenance.

Property owners are responsible for keeping the electrical installation and operation within all applicable code and ordinance requirements. Automatic maintenance exercise testing is limited to not more than ten minutes each week, Monday—Friday, between the hours of 7:00 a.m.—8:00 p.m.

Sec. 18-790. Landscaping.

All generator(s) shall be opaquely screened from adjacent properties and public ways with landscaping or fencing as approved by the building department. Appropriate landscaping must be installed around a generator unit to screen the unit and to assist in muffling or reducing sound levels.

Sec. 18-791. Use.

Generators are to be used only in emergencies where the normal power source to the residence has been disrupted. As soon as normal power has been restored, the owner shall cease operation of the generator.

Sec. 18-792. Appeals.

Appeals to this article may be taken to the zoning board of appeals. Such appeal shall be taken by applying with the zoning board of appeals on appropriate forms provided by the community development department and payment of the required fee.