



City of Plymouth Planning Commission Future Land Use Sub-Committee Meeting Agenda

Thursday, February 29, 2024 – 5:00 p.m.
City Hall Conference Room

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

www.plymouthmi.gov
Phone 734-453-1234

1. CALL TO ORDER
 - a) Roll Call: Silvers, Funk, Stalter, Filippis
2. CITIZENS COMMENTS
3. MASTER PLAN DISCUSSION
 - a) Future Land Use
4. ADJOURNMENT

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

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

City of Plymouth Strategic Plan 2022-2026

GOAL AREA ONE - SUSTAINABLE INFRASTRUCTURE

OBJECTIVES

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

GOAL AREA TWO – STAFF DEVELOPMENT, TRAINING, AND SUCCESSION

OBJECTIVES

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

GOAL AREA THREE - COMMUNITY CONNECTIVITY

OBJECTIVES

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

GOAL AREA FOUR - ATTRACTIVE, LIVABLE COMMUNITY

OBJECTIVES

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

Planning Commission 2023 Goals

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

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

-Plymouth Mayor Joe Bida November 1977



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

Monday, February 5, 2024 – 5:00 p.m.

City Hall Commission Chambers

City of Plymouth
201 S. Main
Plymouth, MI 48170

www.plymouthmi.gov
Phone 734-453-1234

1. CALL TO ORDER

Vice-Chair Scott Silvers called the meeting to order at 5:05 p.m.

Present: Vice-Chair Silvers, Commissioners Eric Stalter and Zach Funk

Also present: Planning and Community Development Director Greta Bolhuis

2. CITIZENS COMMENTS

None.

3. MASTER PLAN DISCUSSION

Silvers shared a handout he made that provided details on the future land use items to be addressed in the Master Plan update. The sub-committee discussed scope of work to include reviewing the future land use map and descriptions. They discussed how best to add desired parking configuration into the future land use descriptions. They considered including the FBC map of Old Village in the FLU map as a “called out” map.

The sub-committee agreed on the following “homework” tasks:

- Review the 2011 and 2018 Future Land Use Maps.
- Review the 2018 Future Land Use designations.
- Consider the properties viewed as transitional and institutional for appropriate future land use(s).

4. ADJOURNMENT

A motion was made by Silvers, supported by Stalter to adjourn the meeting at 5:42 p.m.

Future Land Use Plan (FLUP!) Sub-Committee

Members: Scott Silvers, Eric Stalter, Zach Funk, Sidney Filippis

Summary of Possible Updates for FLUP (see p.40 *Planning Commission Agenda, December 13 below*)

Chapter 4 Future Land Use Plan	11 - 15	Descriptions of future land uses throughout the city describing each Future Land Use Category and includes the Future Land Use Map	Review for Possible Updates: <ul style="list-style-type: none"> • Incorporate results of zoning audit i.e., decide how to handle the elimination of the institutional future land use category • Update Future Land Use Map consider transitional properties, etc. • Should the Future Land Use Map show the Old Village FBC district? • Review parking needs in each future land use district in the MP • Review/Update Table 3: Zoning Plan on page 44 to match any Future Land Use changes 	Future Land Use Subcommittee	<ul style="list-style-type: none"> • •
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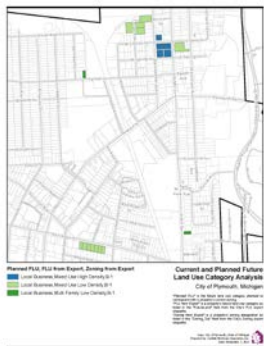
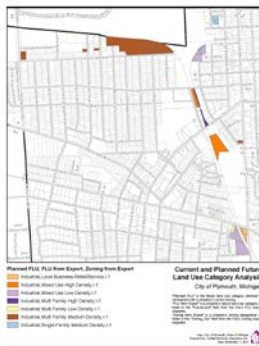
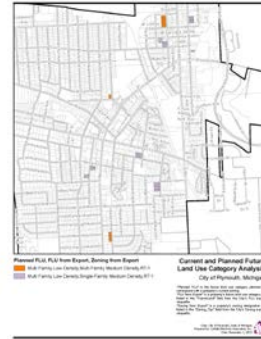
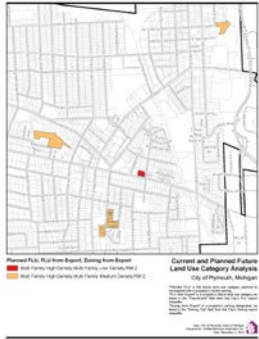
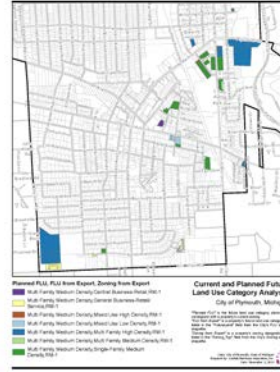
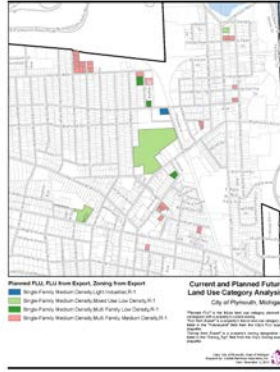
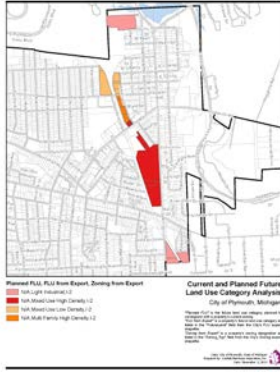
- A. Incorporate results of zoning audit i.e., decide how to handle the elimination of the institutional future land use category. (*Eliminate the institutional future land use category, and either plan for a new use on those parcels currently identified for institutional uses to address situations where the institutional use ceases or outline a process to do so. [from page 4, City of Plymouth Zoning Audit Implementation Report, September 13, 2023]*)
- B. Update Future Land Use Map consider transitional properties, etc. Identify transitional properties (see *pages 32-41 Zoning Audit, November 2023*).
- C. Should the Future Land Use Map show the Old Village FBC district? (see the CWA form based code test case study)
- D. Review parking needs in each future land use district in the MP? (*Consider: not sure if we need to do this, as the City Commission has yet to weigh in on a plan or strategy for how they intend on addressing the parking needs of Plymouth – and, IMO it's not our responsibility to 'cure' Plymouth's parking issues*)
- E. Review/Update Table 3: Zoning Plan on page 44 to match any Future Land Use changes (see *2018 Plymouth Master Plan, p44*)

Supporting reference documents for above items A-E below:

Recommended Master Plan Updates

Working Session Summary			From March 24, 2023 Draft Zoning Audit Implementation Report	
Priority	Workbook Page	Workbook Page Recommendation with Reference to Zoning Audit Page	Approach	Recommendation
4.5	24 Parking Downtown	Examine parking options. Update the regulations Pg. 8	Master Plan Update	• Examine parking options in the Downtown to determine whether minimum parking requirements are needed or only necessary for some uses, such as residential
4.16	Parking and Form-Based Code Downtown	Decide whether to use a form-based approach or parking as a principal use. Pg. 8	Master Plan Update	• Review parking needs in each future land use district in the Master Plan.
4.1	2 Mixed Use FLU Categories	<ul style="list-style-type: none"> • Update Master Plan and Zoning Ordinance • Form-Based analysis for Old Village • PC evaluation of the MU District. Pgs. 2-3 	Master Plan Update	<ul style="list-style-type: none"> • Conduct a form-based analysis for the Old Village area, Downtown, and the area planned for Mixed Use High Density. The analysis would include a building type inventory, analysis of street types and designation of public space and parking areas. • Examine the principal uses in the MU district and determine if the additional regulations have produced the desired results in the Old Village area. If not, the Master Plan should outline the changes needed. • Examine whether the O-1 zoned parcels on North Main Street could be incorporated into the planned mixed use area.
3.86	7 Office Service Future Land Use	Master Plan Update - Consider the Mixed-Use designation. Pg. 5	Master Plan Update	
3.57	1 Institutional FLU Category	In Master Plan Update, eliminate Institutional category or establish a process for change of use for those parcels planned Institutional. Pg. 2	Master Plan Update	• Eliminate the institutional future land use category, and either plan for a new use on currently institutionally used parcels to address situations where the institutional use ceases or outline a process to do so.
3.36	15 Additional Uses	Recommendation: <ul style="list-style-type: none"> • Micro-brewery, vintner, or distiller • Pet day-care • Extended stay hotels • Incidental sales and services • Accessory dwelling units • Short-term rentals Pg. 6 	Master Plan Update	• Consider where modern uses not currently in the Zoning Ordinance should be in the City and under what general circumstances. Uses could include micro-brewery, vintner, or distiller, with consideration for an accessory tasting room; pet day-care; extended stay hotels; incidental sales and services; accessory dwelling units; and short-term rentals.
3.2	5 Multi-Family FLU Category	Master Plan Update - evaluate desired form and density Zoning Ordinance Update - include triplexes in RT-1 or RT-2 Pg.4	Master Plan Update	• Determine the existing multiple-family building types that work best in the context of the City and then design zoning regulations based on those examples. Part of the analysis should be whether two distinct districts are needed and if a form-based approach is warranted.
2.67	4 Single-Family Districts	Create a low density single family zoning district in next Zoning Ordinance Update. Pg.3	Master Plan Update	

B. (for full size, see pages 32-41 Zoning Audit, November 2023).



C. (from p.43-45, *Planning Commission Agenda, December 13*)

CHAPTER 7: IMPLEMENTATION - ZONING PLAN

The implementation chapter of the Master Plan sets the goals stated in Chapter 3 to actionable items. Without adequate implementation strategies, the vision of the Master Plan cannot be accomplished. There are a variety of tools that are available to help the Plan succeed. These tools are explained in more detail below.

City Strategic Plan

It is imperative that the Master Plan is implemented in conjunction with the City's Strategic Plan. The Strategic Plan aligns goals with funding priorities and project priorities. It is likely that priorities developed in the Master Plan will become a part of the one-year tasks in future years. It is the responsibility of the Planning Commission, supported by Community Development staff, to ensure those tasks are vocalized to the City Commission and accomplished in an appropriate time frame. The City's current Strategic Plan is discussed in more detail in Chapter 7, Background Studies.

Zoning Amendments

Zoning is the primary mechanism used to implement the vision and goals of the Master Plan. Zoning allows the City to achieve the desired land use patterns and quality development, as advocated in the Plan.

The current zoning districts and corresponding future land use categories are shown in the table on the next page (labeled a "Zoning Plan"). Note that the future land use categories do not entirely correspond with Plymouth's current zoning districts. However, this comparison may indicate that future zoning district amendments are desired to fully implement the Master Plan vision.

Another area where zoning can assist in implementing the Master Plan vision is by researching and implementing modern-day zoning techniques. Plymouth is characterized by a mixture of uses in its commercial and business areas, and residents enjoy being in close proximity to shops, restaurants, and services. This notion creates challenges for traditional zoning approaches that work to separate land uses. However, use of newly developed techniques, such as mixed-use zoning and form-based codes, could assist in creating the desired character in new developments.

CHAPTER 7: IMPLEMENTATION - ZONING PLAN

Form Based Codes

The original purpose of zoning was to prevent incompatible uses from moving into neighborhoods. Conventional zoning focuses first on regulating use, specifically, and on what is allowed and not allowed. The City of Plymouth has a use based or Euclidean Zoning Ordinance. While use based codes have received much feedback from knowledgeable users, it has not addressed the building design and details of uses that exist in the City's best places, such as the Downtown and the Old Village.

A form based code regulates not only use, but the actual building as well. In addition to use a specific form based code, form based codes also address other form based codes, such as setbacks, lot coverage, height, and other design standards. Form based codes can regulate conventional zoning in downtown and neighborhood commercial areas to create a more predictable of use, but also to explore an alternative of use. But also to explore an alternative of use, but also to explore an alternative of use. But also to explore an alternative of use, but also to explore an alternative of use.

In 2013, the Planning Commission drafted the development of a "Test" form based code for the Old Village area. The Form Based Code Map on this page lists out a complete list of uses that are allowed in the form based code, and the uses and building types on various like MIT and Plymouth based on use and location and



CHAPTER 7: IMPLEMENTATION - ZONING PLAN

When a wide range of building uses co-exist, it is imperative to develop the "form" codes that regulate building design and details. The City of Plymouth has a use based or Euclidean Zoning Ordinance. While use based codes have received much feedback from knowledgeable users, it has not addressed the building design and details of uses that exist in the City's best places, such as the Downtown and the Old Village.

As well as with any major code change, the Commission and residents should be educated on what a form based code is, how it is enforced, and consulted on whether those changes are necessary.



D. none

E. (see 2018 Plymouth Master Plan, p44)

CITY OF PLYMOUTH

Zoning Plan

Table 3: Zoning Plan

Current Zoning	Future Land Use Category
N/A	Single family Low Density
R-1, Single Family Residential	Single-Family Medium Density
RT-1, Two Family Residential	Multi Family Low Density
RM-1, Multi-Family Residential	Multi Family Medium Density
RM-2, Multi-Family Residential	Multi Family High Density
O-1, Office-Service	Office Service
O-2, Office-Research	Light Industrial
B-1, Local Business	Local Business-Retail/Service
B-2, Central Business	Central Business-Retail
B-3, General Business	General Business-Retail/Service
MU, Mixed Use	Mixed Use Low Density
	Mixed Use High Density
ARC, Ann Arbor Road Corridor	General Business-Retail/Service
I-1, Light Industrial	Light Industrial
I-2, Heavy Industrial	N/A
P-1, Parking	N/A
PUD, Planned Unit Development	N/A
N/A	Institutional

There are specific parcels that should be rezoned in order for any proposed redevelopment to be consistent with the Master Plan, should the time come. As previously stated, development and change will occur with or without planning and it is the responsibility of the Planning Commission through the Master Plan to be proactive and anticipate future development. Rezoning can be initiated by the city or by the property owner, and the necessary steps laid out in the zoning ordinance must be followed.

The Planning Commission and City Commission should consider the following when reviewing rezoning and development proposals:

- Any rezoning or development proposal must be compatible with the Master Plan as a whole and be able to function on its own without harm to the quality of surrounding land uses.
- Any rezoning or development proposal should align with the City's goals for development.

Form Based Codes

The original purpose of zoning was to prevent incompatible uses from moving into neighborhoods. Conventional zoning focuses first on regulating use. "Form based" codes seek to address this by focusing more on the "form" the building takes rather than just the use that occupies that building. Form-based codes can replace conventional zoning in downtowns and neighborhood centers, not simply to regulate form instead of use, but also to replace a system of uncertainty with one that offers predictability. By developing graphical standards and prescribing building form, the code can capture the intent of the City's physical planning strategy. Areas that are appropriate for form based codes typically include commercial areas, such as Downtown or Old Village.

end