



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

Wednesday, March 20, 2024 – 7:00 p.m.

Meridian Coffee – 636 Starkweather

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

www.plymouthmi.gov
Phone 734-453-1234

1. **CALL TO ORDER**
 - a) Roll Call: Sisolak, Horstman, Saraswat, Hawthorne
2. **MASTER PLAN PRESENTATION**
3. **ADJOURNMENT**

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 2024 Goals

1. Complete the master plan review
2. Engage in a training session
3. Review a compatibility ordinance

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

-Plymouth Mayor Joe Bida November 1977

City of Plymouth
MASTER PLAN



ADOPTED SEPTEMBER 17, 2018

WHY ARE WE HERE ?

CITY'S CURRENT MASTER PLAN WAS ADOPTED IN 2018.

THE MICHIGAN PLANNING ENABLING ACT (MPEA), PUBLIC ACT 33 OF 2008, AS AMENDED, REQUIRES THAT A PLANNING COMMISSION REVIEW ITS MASTER PLAN EVERY FIVE YEARS.

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What is the Master Plan?

- A document that considers Plymouth's present and establishes a long-term vision for the city's future.
- A document that provides strategies to manage and coordinate development to realize the vision.
- A guide for all city boards and departments when making decisions that impact Plymouth's future.
- A guide for future zoning changes, which must, by law, include an open public process, subject to public hearings and discussion.

The Master Plan Does Not...

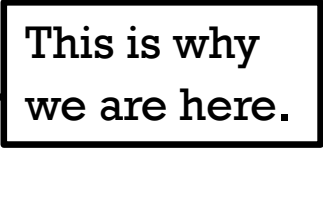
- Change existing zoning ordinances.
- Result in immediate changes to laws or policies.
- Preclude further public input on any recommended items covered in the document.

What is changing in the Master Plan?

- Since the Plan's adoption, the Planning Commission has worked to implement the objectives and strategies.
- Much of the plan is still relevant to today's conditions.
- A refresh is being undertaken to reflect learnings over the past 5 years and the results of the 2023 Audit of the zoning ordinances.

Master Plan Update Process

This is why
we are here.



1. Send notices of intent to plan
2. Conduct public engagement and prepare the plan updates
3. Planning Commission recommends plan to City Commission for their review
4. City Commission approves plan for distribution
5. Plan distributed for 63-day comment period
6. Public hearing held and Planning Commission approval of plan
7. City Commission approval and adoption
8. Adopted Master Plan distributed to entities

Why are you here?

- Public input is critical to creating a master plan that is inclusive, responsive, and reflective of the community. It contributes to better decision-making and the long-term success of the city.
- We want to provide you information.
- We want to ask you questions on topics we believe have not changed.
- We want to ask you questions on some new topics.
- We want to answer questions.

Your feedback is important to us!

- Before leaving we hope you will complete our survey.

Desirable Characteristics for Old Village

In 2016, a survey was conducted for input to the current Master Plan. When asked about desirable building characteristics and pedestrian amenities for Old Village the following items were identified as desirable characteristics.

- Preservation of historic buildings
- Buildings that are set back similarly from the street
- Mixture of uses between floors
- Variable building styles
- Increased pedestrian amenities

Drinking fountains

Bike racks

Benches

Other

Has this changed ?

Housing Stock and Diversity

Housing Stock is the number of existing housing units based on data compiled by the United States Bureau of the Census.

Housing Diversity refers to the range of housing types in an area such as such as duplexes, triplexes, apartments, townhomes, and different sized single-family homes, offered at a variety of price levels.



Benefits of a Diverse Housing Stock

- A diverse housing stock will help communities adapt to changes in housing demand.
- It attracts as well as retains residents.
- It encourages age-friendly, accessible communities. For example, residents aged 55 and older are often downsizing, and looking for options that require less maintenance.
- Research shows that areas with more housing diversity had lower foreclosure rates.

Simply put, more having housing options increase the chance of people having options that meets their needs.

City of Plymouth Housing Stock

According to the Southeast Michigan Council of Governments (SEMCOG) and the 2021 American Community Survey, Plymouth's housing stock is 60% single family homes and 40% multi-unit housing. Of the multi-family housing 62% is owner occupied.

Questions:

- Is it important that the City of Plymouth is accessible to first time home buyers or entry-level home buyers?
- Does the City of Plymouth have too many, just right, or too few multi-family housing options like duplexes, triplexes, apartments, and townhomes?
- Should the City of Plymouth allow duplexes (two-unit residential buildings) to be established in single-family neighborhoods?

Accessory Dwelling Unit (ADU)

An ADU is a secondary house or apartment that shares the building lot of a larger, primary house. They increase housing supply without changing the physical character of neighborhoods.



ADUs provide an independent housing option for aging relatives, adult children, or other non-related individual(s).



Questions about Accessory Dwelling Units

Should the City of Plymouth allow accessory dwelling units to be established?

If Yes:

- What type(s) of ADU do you support
 - Detached ADU
 - Above Detached Garage ADU
 - Above Attached Garage ADU
 - Interior Converted Garage ADU
- Should parking for ADUs be required on private property?

City Character

The character of the city is our uniqueness that sets us apart from other communities. Our walkability, business districts, neighborhoods, parks, ...

Questions:

- What three words come to mind when you think of Old Village?
- What three words come to mind when you think of the City of Plymouth?
- In your opinion, are homes built since COVID-19 (March 2020) compatible with the surrounding homes?
- In your opinion, are homes built since COVID-19 (March 2020) appropriately sized?
- Should the Planning Commission investigate possible way to encourage and retain character in each neighborhood?

Form-Based Codes (FBC)

- Plymouth has use-based, or Euclidean Zoning Ordinances.
- While use-based zoning has protected neighborhoods from incompatible uses, it has not delivered the walkable design and mixture of uses that exist in the City's best places, like Old Village.
- FBC was introduced in the current Master Plan. In 2023, the Planning Commission guided the research of a "test" form-based zoning district for the Old Village area.
- Implementation of a FBC is at least 2 years out, but we wanted to take this opportunity to start the conversation.

What are Form-Based Codes?

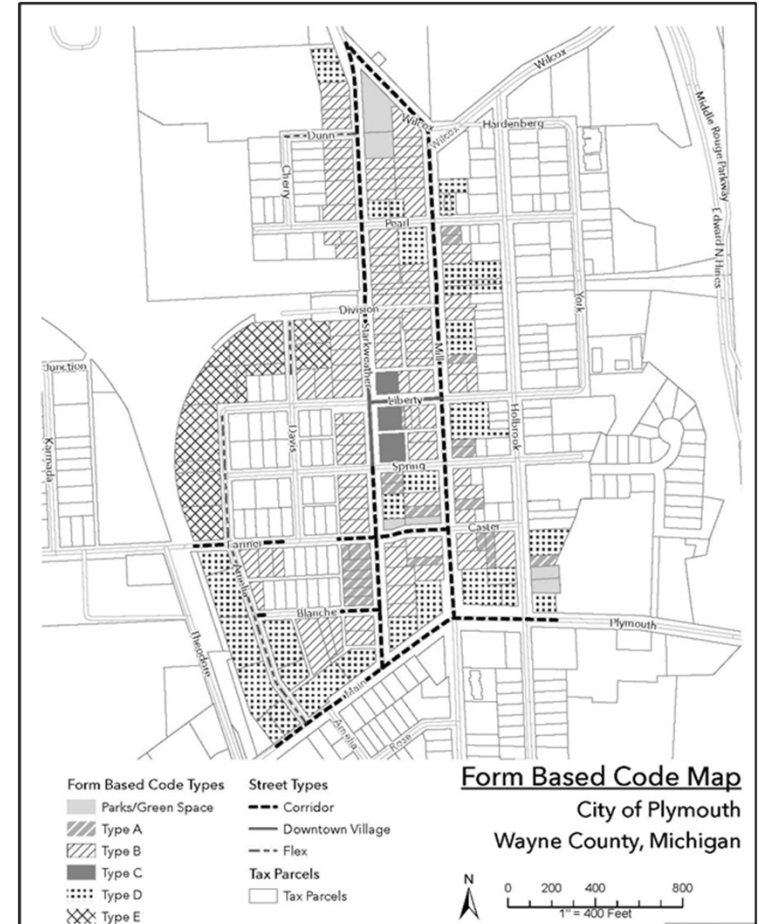
- Form-based codes are zoning ordinances that represent a shift in the way that we regulate the built environment.
- Form-based codes do not change what we regulate, they just focus on different aspects of the code to ensure that what is built is what the City wants.
- The focus shifts from zoning based on land uses to being focused on physical form and the public realm.
- The public realm is defined as any publicly owned streets, pathways, right of ways, parks, publicly accessible open spaces and any public and civic building and facilities.



Why select Old Village?

Old Village was selected as the first FBC area because:

- It is undergoing change and redevelopment
- Has a wide mixture of buildings, housing, and uses
- Is a small, well-defined area we can manage



An Old Village FBC would require downtown type buildings with zero setbacks on Liberty and Starkweather, limit the uses and building types on streets like Mill and Plymouth based on size and location, and allow a wide range of buildings and uses on Amelia.

Questions about Form-Based Codes

- As already stated, implementation of a FBC is at least 2 years out.
- Are you interested in learning more about this topic?

If Yes When?

2024

2025

When the Planning Commission starts working on it.

Future Land Use

The Future Land Use Map is a long-range vision of how land uses should evolve over time and should not be confused with the City's Zoning Map, which is the current (short-range) mechanism for regulating development.

Changes are being considered to:

- Remove and replace all Institutional zoning districts.
- Look at properties and areas that are transitional.
- Clean up areas of spot zonings.
- Consolidate Multi-Family – Low Density and Medium Density
- Consolidate Single-Family - Low Density and Medium Density

A subcommittee of the Planning Commission are working on this. Changes will be reviewed when completed at a public meeting of the Planning Commission.