



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

Thursday, June 6, 2024 – 12:00 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. **APPROVAL OF THE MEETING NOTES**
 - a) Meeting notes from May 22, 2024
4. **MASTER PLAN DISCUSSION**
 - a) Future Land Use
5. **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

Wednesday, May 22, 2024 – 12:00 p.m.

City Hall Conference Room

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 12:03 p.m.

Present: Vice-Chair Silvers, Commissioners Eric Stalter, Zach Funk, Sidney Filippis (arrived at 12:07 p.m.)

Also present: Planning and Community Development Director Greta Bolhuis

2. CITIZENS COMMENTS

Bob Bake, 1303 Park Place, expressed concern with the future land use of Forest south of Wing and Main St. south of Wing.

3. APPROVAL OF THE MEETING NOTES

a) Funk offered a motion, seconded by Silvers to approve the meeting notes for the April 11, 2024, meeting as presented.

There was a voice vote.

MOTION PASSED

4. MASTER PLAN DISCUSSION

The sub-committee discussed developing a paragraph that describes a Parking Vision Statement, to address globally Plymouth's vision of how vehicles are parked. The statement will not be detailed but provide very general perspective upon parking in relationship to the various use categories of the FLU map. The sub-committee discussed placing parking commentary within each use description and decided to instead focus such commentary within one overarching 'vision statement' paragraph, similar to the "Residential Vision Statement" as mentioned in latest chapter edit. The sub-committee wished to know if all the density units per area square footage language in the use descriptions are based upon 'net' or 'gross' square footages. Depending on how square footage is understood, is critical to avoid misunderstandings of whether 'net' or 'gross' is intended as the metric of calculation. Bolhuis will investigate and verify which area metric is used.

Members will research 5 neighboring municipalities + Plymouth, for a total of 6 queries, to investigate if the units per acre ranges mentioned within all the FLU use categories are within the existing ranges (2018 master plan). Members need to determine if Plymouth is currently within existing ranges, before deciding to alter the spread of units per acre. Assignments are as follows: Greta Bolhuis – Central Business, Sidney Filippis – mixed use low density, Eric Stalter – Multi family residential, Zach Funk – Mixed Use, Scott Silvers – General Business

The sub-committee discussed article “Best practices for ending exclusive single family zoning” – basic premise is: Regulate maximum building envelope/form & scale rather than number of units/density. Focus of FLU for residential is typically units/acre, but what if different angle of approach were explored and this approach might be a way to condense residential use descriptions into one overarching use description based upon approach mentioned in article.

5. ADJOURNMENT

A motion was made by Silvers, supported by Funk to adjourn the meeting at 12:57 p.m.