



City of Plymouth Zoning Board of Appeals

Regular Meeting Agenda

Thursday, October 3, 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/88374547736>

Passcode: 328305

Webinar ID: 883 7454 7736

- 1) CALL TO ORDER
 - a) Roll Call
- 2) CITIZEN COMMENTS
- 3) APPROVAL OF THE MINUTES
 - a) Approval of the September 5, 2024, regular meeting minutes
- 4) APPROVAL OF THE AGENDA
- 5) OLD BUSINESS
- 6) NEW BUSINESS
 - a) **Z 24-16, 0 PARKING LOT-ARTHUR & WIL (008 04 0022 300) and 0 PARKING LOT-IRVIN CHURCH 008 04 0063 300:** Msgr. Todd Lajiness, the applicant, is requesting a non-use variance to construct a play structure on a zoning lot that does not have a principal building. The property is zoned R-1, Single-Family Residential.
- 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, October 3, 2024**, at 7:00 P.M. at Plymouth City Hall and online via Zoom to consider the following:

Z 24-16, 0 PARKING LOT-ARTHUR & WIL (008 04 0022 300) and 0 PARKING LOT-IRVIN CHURCH 008 04 0063 300: Msgr. Todd Lajiness, the applicant, is requesting a non-use variance to construct a play structure on a zoning lot that does not have a principal building. The property is zoned R-1, Single-Family Residential.

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Publish: Wednesday, September 18, 2024



City of Plymouth
Zoning Board of Appeals
Regular Meeting Minutes
Thursday, September 5, 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, Rebecca Smith

Also present: Planning and Community Development Director Greta Bolhuis

2. CITIZENS COMMENTS

There were no citizen comments.

3. APPROVAL OF THE MEETING MINUTES

Burrows offered a motion, seconded by Smith, to approve the minutes of the August 1, 2024 meeting.

There was a roll call vote.

MOTION PASSED

4. APPROVAL OF THE AGENDA

Burows offered a motion, seconded by Smith, to approve the agenda for the September 5, 2024 meeting.

There was a roll call vote.

MOTION PASSED UNANIMOUSLY

5. OLD BUSINESS

There was no old business.

6. NEW BUSINESS

a. Z 24-15, 1293 S. Harvey - Robert Mengel, the owner, is requesting a non-use variance to construct a detached garage within the required front yard setback on Simpson.

It was noted that the applicant is an alternate on the Zoning Board of Appeals.

Mengel described his request to build a new garage on the same footings the current garage sits on, which is an existing nonconformance.

Citizen Comments

There were no citizen comments.

Board Member Discussion

The group discussed the request and noted that the garage could be moved back on the property or an addition could be built on the back, neither of which would require a variance. The applicant reiterated that he wanted to keep the existing footings for economy.

Motion

Smith offered a motion, seconded by Devine, to approve Z24-15 for a 6.7-foot variance for the garage only.

Findings of Fact

The variance does not increase the existing nonconformity.
The end goal could have been done in stages without a variance.

Friendly Amendments

Elliott offered a friendly amendment adding the finding of fact that 50% of the lot is unbuildable. Smith and Devine accepted the friendly amendment.

Elliott offered a friendly amendment to add a condition stating the variance is only for the garage as it is reflected in the application packet.

Smith and Devine accepted the friendly amendment.

There was a roll call vote.

MOTION PASSED UNANIMOUSLY

7. BOARD MEMBER COMMENTS

Elliott said he would not be present for the October meeting.

8. REPORTS AND CORRESPONDENCE

There were no reports or correspondence.

9. ADJOURNMENT

Devine offered a motion, seconded by Burrows, to adjourn the meeting at 7:17 p.m.

There was a roll call vote.

MOTION PASSED UNANIMOUSLY



City of Plymouth Zoning Board of Appeals Memorandum

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

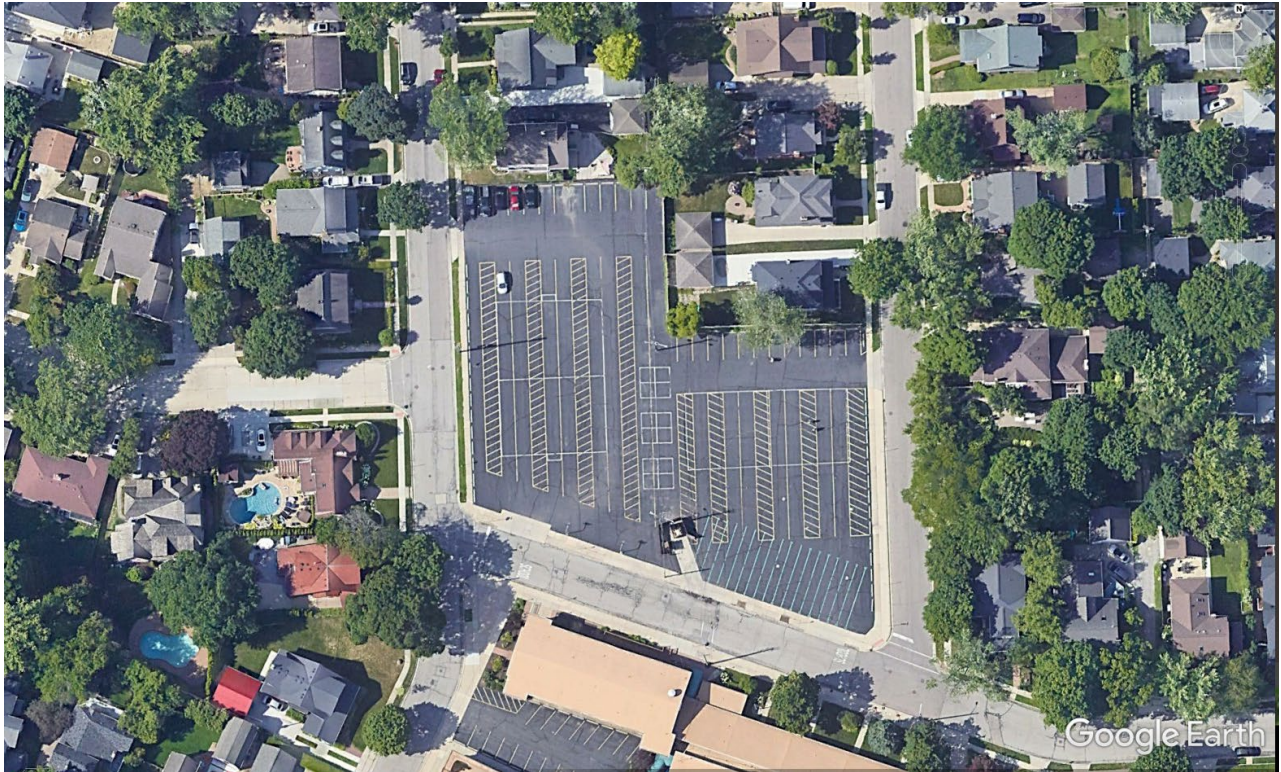
www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

TO: Zoning Board of Appeals Commissioners
FROM: Greta Bolhuis, Planning & Community Development Director
DATE: September 19, 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 play structure on a zoning lot that does not have a principal building. The property is zoned R-1, Single-Family Residential. The two properties total approximately 52,795 square feet.

Section 78-260 (3) states "No accessory building, structure or use may be placed on a lot without a principal building." A play structure is an accessory use. A variance is required to place an accessory use on a lot without a building.

Should you have any questions, please contact me directly.



SEP 12 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.

Parcel 008 04 0063 300

9/12/24

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 7-21 Definitions, Article XX Accessory Buildings & Uses

I (We) hereby appeal to the Zoning Board of Appeals for a variance to: Place a playground structure for OLG School on the school parking lot parcel, which is across the street from the main school building. The play structure would be considered and accessory use on a parcel without a principal building.

Description of Property

Current zoning classification: Residential

Current use of structure(s) on premises: Parking lot and play area

Is it a corner or interior lot? Corner

Size and area of lot: ~ 0.5 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: 32x44 elevated playstructure

Front yard setback after completion (measured from property line): 98'

Rear yard setback after completion (measured from property line): 14'

Side yard setback after completion (measured from property line): 14'

Height of proposed structure: ~ 20'

Lot coverage (percentage) after completion: 6.5%

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.) The parking lot parcel is divided from the main school parcel by William St. There is no way to legally join the property. For safety and security, we need the playground in the enclosed area of the lot so that vehicle and pedestrian traffic are limited during school use.
2. What effect will the variance have on neighboring properties? We do not foresee an impact on neighboring properties. The playground will be open for use by our neighbors when school is not in session. We have selected a neutral color pallette so that the structure does not stand out in the neighborhood.
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 existence of William St. between the main school parcel and the parking lot is not a self-imposed difficulty.
4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose? A play structure is a reasonable use of a property associated with our special use as a school.

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

[Handwritten Signature]

Signature of Property Owner

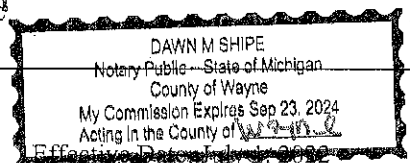
[Handwritten Signature]

Signature of Applicant

Subscribed and sworn before me this 12th day of September, 2024

Dawn M Shiipe
Notary Public

My Commission expires _____



OUR LADY OF GOOD COUNSEL - PROPOSED PARKING LOT PLAY-SCAPE

1151 WILLIAM STREET

PLYMOUTH, MICHIGAN

JOSEPH PHILIPS
ARCHITECT P.C.

1151 WILLIAM STREET
PLYMOUTH, MICHIGAN 48170
PHONE: 248.453.1111
WWW.JPHILIPSARCHITECT.PC

PROJECT:
OUR LADY OF GOOD COUNSEL SCHOOL

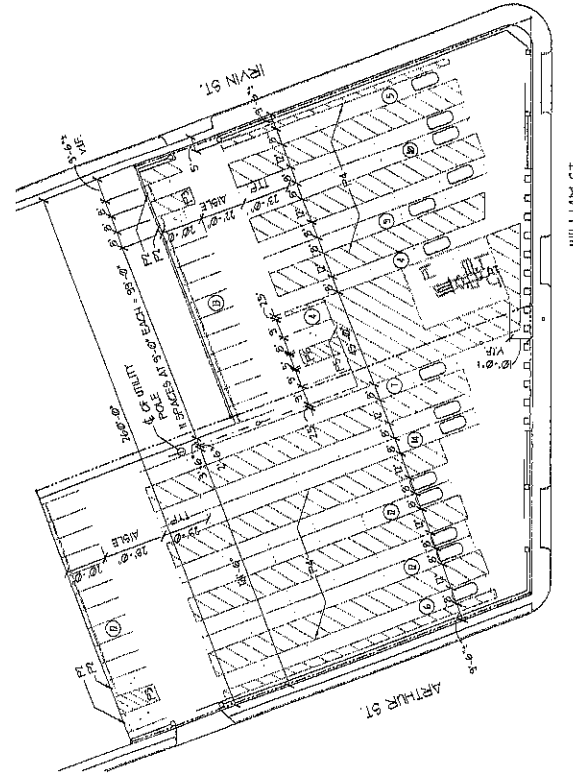
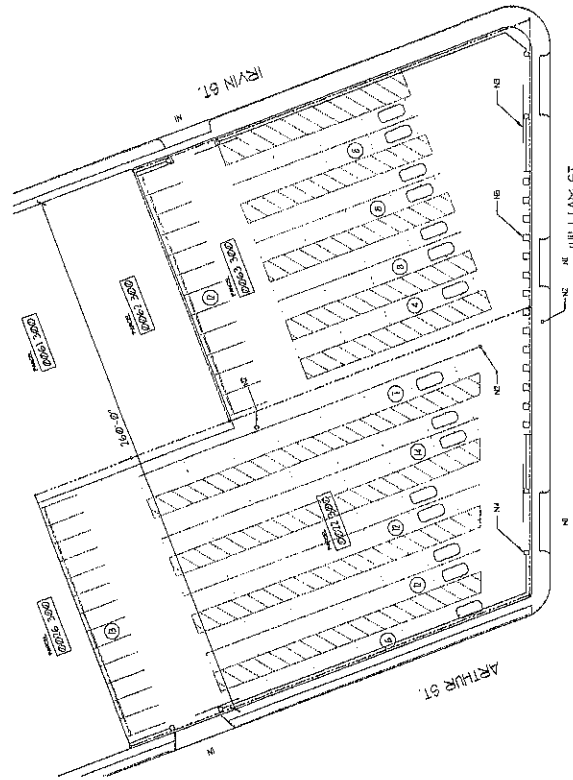
DATE: 08/20/24
SHEET NO. 11776M
11/78 DD 07

LEGEND :

- N1 EX STREET APPROACH
- N2 EX UTILITY POLE
- N3 PREVIOUSLY APPROVED 24'-0" WIDE GATE - TYP. FOR FOUR (4)
- N4 PREVIOUSLY APPROVED 4 HIGH-BLOCK POST - TYP. FOR EIGHT (8)
- N5 PREVIOUSLY APPROVED 3'-0" x 3'-0" PLANTERS - TYP. FOR FOURTEEN (14)

LEGEND :

- F1 PROPOSED 3'-0" x 44'-0" PLAY-SCAPE AREA W/ PLAY-STRUCTURE
- F2 PROPOSED BARRIER FREE 1 VAN ACCESSIBLE PARKING SPACE
- F3 PROPOSED 8'-0" WIDE x 20'-0" LONG ACCESSIBLE BLUE PAVING
- F4 4" WIDE PARKING PAINT STRIPING - TYP.
- F5 PROPOSED BARRIER FREE ACCESSIBLE PARKING SPACE SIGN
- F6 PROPOSED 5'-0" WIDE x 20'-0" LONG ACCESSIBLE BLUE PAVING STRIPING



NORTH
PREVIOUSLY APPROVED SITE PLAN
1" = 12' SCALE: 11' x 28' 0"
1" = 12' SCALE: 11' x 62' 0"

NOTE: PARKING LOT CONTAINS 107 PARKING SPACES WITHOUT ANY BARRIER FREE ACCESSIBLE SPACES



NORTH
PROPOSED SITE PLAN
1" = 12' SCALE: 11' x 28' 0"
1" = 12' SCALE: 11' x 62' 0"

NOTE: PROPOSED PARKING LOT CONTAINS 107 PARKING SPACES AND INCLUDES 5 BARRIER FREE ACCESSIBLE SPACES